

# Executive Summary

## Citizen Participation

To encourage citizen participation in the development of the 2000-2005 Consolidated Plan, the lead agency, County Department of Housing and Community Development (HCD), took the following actions in accordance with its Citizen Participation Plan:

- Nine Neighborhood Revitalization Area (NRA) citizen participation meetings to receive input from residents;
- Two service provider meetings to receive input from residents and service providers;
- Housing and Community Development Needs Surveys to receive input from residents, service providers, and participating cities on the priority of needs;
- Two public hearings, one to receive comments on the draft Consolidated Plan and one to consider approval of the Consolidated Plan.
- Sufficient advance notice of meetings and hearings by advertising times and locations in widely circulated newspapers.
- Incorporated comments received during the Neighborhood Revitalization Area meetings and service provider meetings into the Consolidated Plan and responded to oral and written comments on the draft Consolidated Plan.

## Community Description

San Diego County, located in the far southwest portion of California, spans over 4,300 square miles. It ranks tenth in land area and third in population among the 58 counties in California. The residents of San Diego County enjoy excellent climate, rich cultural traditions, recreational opportunities, and a diverse economy.

The County of San Diego, Department of Housing and Community Development (HCD) administers funds from federal programs for housing and community development activities. For the four HUD-funded programs covered under this Consolidated Plan, there are three different geographic jurisdictions in which the County administers funds – the Urban County, the County HOME Consortium, and the entire County of San Diego.

The HCD operates programs funded by the Community Development Block Grant (CDBG) and the Emergency Shelter Grant (ESG) programs within the San Diego Urban

County. The Urban County includes the unincorporated County area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, and Solana Beach.

The HCD also administers the HOME Investment Partnership Act (HOME) program within the County of San Diego HOME Consortium, which includes the Urban County, as well as the cities of Carlsbad, Encinitas, La Mesa, Santee, and Vista.

The County also administers the Housing Opportunities for Persons with AIDS (HOPWA) program on behalf of the City of San Diego. The HOPWA program is operated throughout the County of San Diego.

## **Housing and Community Development Needs Assessment**

### **Income Characteristics**

In both the Urban County and HOME Consortium areas, approximately 16 percent of the population is moderate income (51-80% MFI) and 17 percent is low income (0-50% MFI). The highest concentrations of low income residents are located in the cities of Imperial Beach, La Mesa, San Marcos and Vista and the unincorporated communities of Fallbrook, Lakeside, Ramona and Spring Valley.

### **Racial/Ethnic Characteristics**

Ethnically, the Urban County and HOME Consortium areas are approximately 72 percent white, 19 percent Hispanic, 5 percent Asian and 4 percent Black. The highest concentration of minority population is in the cities of Imperial Beach, Lemon Grove, San Marcos, and Vista.

### **Projected Housing Needs**

A total of 20,796 new housing units are expected to be required in the Urban County to accommodate the projected household growth between 1999 and 2004. Within the HOME Consortium area, 34,722 housing units are expected to be required.

### **Housing Market Conditions**

Between 1990 and 1999, housing stock in the County increased by approximately 80,000 units for an increase of 8.4 percent. The greatest increase in housing occurred in the North County communities of San Marcos and Carlsbad. Very little housing growth

occurred in built-out communities such as Del Mar, Imperial Beach, Lemon Grove, Solana Beach, and La Mesa.

Single-family housing accounts for nearly 60 percent of the County's housing stock. Substantially higher proportions of single-family units are found in Lemon Grove, Poway, and Encinitas. Multi-family housing is approximately 36 percent of the County's housing stock. Coronado and La Mesa are notable for their higher proportion of multi-family units; while at 14 percent, Poway has the smallest proportion of multi-family units. At 20 percent, San Marcos has the greatest proportion of mobile homes. However, the County unincorporated area has the largest number (14,447) of occupied mobile homes in the region; approximately 33 percent of all occupied mobile homes in the County are located in the unincorporated area.

The cost of single-family housing is highest in Del Mar and lowest in Lemon Grove. Average apartment rents follow a similar pattern with the highest rents in Del Mar and the lowest rents in Imperial Beach and Lemon Grove.

### **Affordable Housing Needs**

The types of problems faced by households vary according to household income, type, and tenure. Forty-one percent of the Urban County's households experienced some kind of housing problem, such as overpayment for housing, overcrowded conditions or inadequate housing. Among the different household types, large family tenants were most likely to experience housing problems (71 percent) and elderly owners reported the lowest incidence of housing problems (24 percent).

A larger proportion of renters (52 percent of nearly 62,000 renter-households) experienced housing problems than owners (35 percent of nearly 126,000 owner-households). Specifically, the problems were most severe for large family renters at the Extremely Low (30 percent MFI) and Low (50 percent MFI) Income levels.

### **Homeless Needs**

The *Regional Homeless Profile* estimates that the homeless in San Diego County numbered at least 15,000 persons in 1999, with approximately 8,000 being the urban homeless and 7,000 being resident farmworkers and day laborers. This does not include thousands of undocumented workers who migrate into the County to work for a short period of time or continue northward through the state.

Homelessness is a regional issue that requires a regional solution. In addition to administering its entitlement Emergency Shelter Grant (ESG) funds, the Urban County also participates in the San Diego Regional Continuum of Care Council (Regional Council) to address homeless needs. Each year in response to HUD funding, two major

applications for homeless assistance are prepared in the region: one for the City of San Diego and one for the remainder of the County. The vision of the Regional Council is to alleviate homelessness by providing quality services to homeless families and individuals that move them from homelessness to self-sufficiency and ultimately, independent living.

### **Public and Assisted Housing Needs**

The County of San Diego offers a variety of rental assistance programs for lower income residents. Principal rental assistance programs are Section 8 vouchers and certificates, and public housing. As of July 1999, the Housing Authority of San Diego County (HACSD) administered more than 8,200 Section 8 vouchers and certificates. However, over 24,000 additional households were on the waiting list, resulting in a ratio of three qualified applicants per assisted household.

HACSD also administers 120 public housing units; 2,409 households are currently on the waiting list for public housing -- a ratio of approximately 20 applicants per unit. The need for rental assistance in San Diego County is extensive and far exceeds resources. Both residents and service providers identified rental assistance as a priority need.

### **Barriers to Affordable Housing**

A significant barrier to affordable housing is the lack of sufficient number of appropriately located sites that are designated for higher density residential development and would typically yield lower cost housing.

According to San Diego Association of Governments (SANDAG) estimates, the Urban County may have about 875 acres of vacant multi-family residential land remaining and the HOME Consortium may have 1,326 acres of such land remaining. These amounts of vacant land represent just 11 percent of total residential vacant land in the Urban County and 0.2 percent in the HOME Consortium. Much of the vacant multi-family residential land is concentrated in the cities of San Marcos, Santee, and Vista, as well as in the unincorporated areas.

Facility and infrastructure constraints affect most developments in San Diego County, including affordable housing. These include septic constraints, sewer capacity problems, and long-term availability of imported water.

Limited sewer capacity and the long-term availability of water are significant constraints to residential development in the unincorporated area. The impact of these constraints could potentially increase the cost to provide these services, leading also to higher housing costs. There is also the potential of development moratoriums if services are inadequate.

## **Fair Housing**

The Fair Housing Council of San Diego, a private fair housing group, is under contract to serve as administrator for fair housing services in San Diego County. The jurisdictions that comprise the Urban County will be implementing the strategies contained in their individual housing elements to expand housing opportunities for all income groups and persons with special needs. The strategies include the amendment of existing policies, rules and regulations; adoption of new policies, rules and regulations; and studies leading to additional proposals. All local governments are required to provide density bonuses as required by State law.

## **Lead-Based Paint**

The County of San Diego has been funded by the State of California Department of Health Services and the Federal Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program on a countywide basis. The County's Health and Human Services Agency (HHS), with assistance from the County Department of Environmental Health (DEH), has undertaken a program based on environmental assessment of the residence where a child with elevated blood-lead levels resides.

## **Community Development Needs**

The highest priority community development needs are for overall economic development, community facilities, and for infrastructure improvements (streets and sidewalks as well as flood drain improvements). The County of San Diego Neighborhood Revitalization Strategy provides a framework for coordinating revitalization efforts with maximum cost-effectiveness.

## **Housing and Community Development Strategy**

The five-year Housing and Community Development Strategic Plan focuses on activities to be funded with four entitlement grants (CDBG, HOME, ESG, and HOPWA). Where appropriate, the use of other funding sources to address identified housing and community development needs are discussed to provide a comprehensive picture of the County's overall housing and community development strategy.

## **Housing and Community Development Objectives and Priorities**

Long-term objectives and priorities are to expand and preserve affordable housing opportunities for low and moderate income households, and to coordinate orderly revitalization efforts in areas where assistance is most needed. Additional goals are to

provide for orderly growth in communities, to improve the economic base, and to improve and maintain existing communities.

## **Housing Priorities**

The HCD administers a number of programs geared toward expanding affordable housing opportunities and improving the quality of housing for low and moderate income renters; HOME and CDBG funds will be the principal funding sources for the acquisition, development, rehabilitation of housing and for rental assistance. HCD also administers several housing programs aimed at expanding affordable homeownership opportunities for low and moderate income first-time homebuyers.

## **Community Development Priorities**

CDBG funds will be channeled to targeted Neighborhood Revitalization Areas to address community development needs. Providing and improving the County's parks and recreation facilities is a high priority. The County also plans to use CDBG funds for provision or improvement of youth centers. Other community development priorities include senior facilities, street and sidewalk improvements, flood drain improvements. Economic development needs are expected to be addressed through commercial-industrial rehabilitation and infrastructure improvements, job creation, technical assistance and employment training.

## **Anti-Poverty Strategy**

The County currently has various programs and policies in place to help reduce the number of households with incomes below the poverty line. These policies and programs aim to improve coordination and collaboration among County departments, participating cities, and nonprofit agencies which provide health, social, employment training, legal assistance and other support services for low income persons.

Two leading causes of poverty, low income-earning capability and low educational attainment or job skills, can be addressed by programs that combine education and training with job search preparation for the individual, and also offer tax incentives to employers.

## **Coordination of the Strategic Plan**

This Consolidated Plan for housing and community development is the result of collaborative efforts by the County with its many partners, the Urban County participating cities, HOME Consortium cities, community residents, non-profit organizations, service providers, and County departments. The County will continue to coordinate with other agencies through activities specified in the Consolidated Plan, to ensure that the implementation of this Plan is on track and that priorities are adjusted to the changing needs of the County.

## Section 1. Introduction

### 1.1 Legislative and Planning Frameworks

The 2000-2005 Consolidated Plan for the San Diego Urban County and HOME Consortium satisfies the statutory HUD requirements of four Community Planning and Development (CPD) formula programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

A brief description of each program is provided below. The geographic areas covered under each program are presented in Section 3.1 and Figure 3-1.

#### 1.1.1 Program Descriptions

##### **A. Community Development Block Grant (CDBG)**

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Regulations governing the CDBG program also require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit low and moderate income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency.

##### **B. HOME Investment Partnership (HOME)**

The HOME program was created as part of the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households, replacing a series of programs previously funded by HUD. The program gives the grantee flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and nonprofit organizations.



### **C. Emergency Shelter Grant (ESG)**

The ESG program began in 1987 as part of the McKinney Homeless Assistance Act. The program is designed to improve and expand emergency shelter facilities, help meet the cost of operating emergency shelters, provide essential social services for the homeless, and prevent homelessness.

### **D. Housing Opportunities for Persons with AIDS (HOPWA)**

The HOPWA program provides grant funds to state and local governments to design long-term, comprehensive strategies for meeting the housing needs of low income people living with HIV/AIDS and their families. HOPWA funds are granted to the largest jurisdiction in a county. For the County of San Diego, the City of San Diego is the largest jurisdiction and therefore, is the entitlement jurisdiction designated by HUD to receive HOPWA funds. However, by agreement between the City and the County, the County Department of Housing and Community Development will administer the HOPWA funds.

#### **1.1.2 Consolidated Plan Document**

The Consolidated Plan is a planning document that identifies a grantee's overall housing and community development needs, and outlines a strategy to address those needs. The Plan must include the following components:

- An assessment of the grantee's housing and community development needs and market conditions.
- A strategy that establishes priorities for addressing the identified housing and community development needs.
- A one-year investment plan that outlines the intended use of resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a three- to five-year planning period. This Consolidated Plan covers the period of July 1, 2000 through June 30, 2005.

## **1.2 Lead Agency**

The San Diego County Department of Housing and Community Development (HCD) serves as the lead agency in coordinating the preparation of the Consolidated Plan.

Extensive efforts were undertaken by the County to solicit input for the development of this Plan.

## 1.3 Consultation

Various County departments, cities, and community-based organizations contributed to the development of the Consolidated Plan through direct coordination and interviews, as well as through the various avenues of citizen participation described later in Section 2.

### ***Housing Programs***

- Housing Authority
- San Diego Association of Governments (SANDAG)
- U.S. Department of Housing and Urban Development (HUD)

### ***Homeless Services***

- Regional Task Force on the Homeless
- San Diego County Health and Human Services Agency (HHSA)
- San Diego County Mental Health Services (SDMHS)

### ***Lead-Based Paint Hazard Reduction***

- County of San Diego Department of Health Services (DHS) - Child and Adolescent Health Program

### ***Economic Development***

- San Diego County Office of Trade and Business Development (OTBD)
- San Diego Regional Economic Development Corporation (EDC)
- Small Business Development and International Trade Center (SBDITC)
- Greater San Diego Chamber of Commerce (SDCOC)
- Center for Applied Competitive Technologies (CACT)

### ***County Public Works, Facilities, and Public Safety***

- San Diego County General Services Department
- San Diego County Department of Public Works (DPW)
- County of San Diego Department of Parks and Recreation
- San Diego County Sheriff's Department

### ***Public and Supportive Services***

- Borrego Springs Fire Protection District
- Borrego Springs Unified School District
- Borrego Vision Quest
- Borrego Water District
- Borrego Youth Center
- Boulevard Fire Department
- Campo Fire Department
- Center for Community Solutions
- Dictionary Hill Citizen Association

- EYE Counseling & Crisis Services
- Fair Housing Council
- Fallbrook Chamber of Commerce
- Family Health Centers of San Diego
- Freedom Ranch
- Friends of the Campo - Morena Village Library
- Friends of the Julian Library
- Friends of the Ramona Library
- Harbison Canyon Civic Group
- Heartland Human Relations and Fair Housing Association
- Intermountain Parks and Recreation
- International Volunteer Fire and Rescue
- Julian Educational Foundation (JEF)
- Julian Women's Club
- Lake Morena - Oak Shores Mutual Water Company
- Lobins Community Service Agency
- Lutheran Social Services
- MAAC Project
- Mental Health Association Board
- Mt. Empire Athletic League Camp
- Mt. Empire School District
- Mt. Milunz Historical Society
- Ocotillo Wells Fire Department
- New Faith/New Beginnings
- Pine Hills Community Association
- Ramona Fire Department
- Ramona Parks and Recreation
- Ranchita Historical Association
- San Diego County Library
- San Diego County Office of Education/Facility Planning
- San Diego Urban League
- San Pasqual Fire Department
- Shelter Valley Citizens' Corporation
- Southern Health Services
- Spring Valley Booster Club
- Spring Valley Chamber of Commerce
- Spring Valley Historical Society
- St. Vincent de Paul Village
- Sunshine Summit Volunteer Fire Department
- VSD Patient Advocacy
- Warner Unified School District
- YWCA

## Section 2. Citizen Participation

It is the policy of the County of San Diego to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. The Citizen Participation Plan (CPP) adopted by the County establishes the citizen participation standards for purposes of the CDBG, HOME, ESG, and HOPWA programs. The CPP was incorporated in whole as part of the County's 1995-1999 Consolidated Plan, and is hereby incorporated by reference.

To encourage citizen participation in the development of the 2000-2005 Consolidated Plan, the lead agency, County Department of Housing and Community Development (HCD), took the following actions in accordance with the CPP:

- Nine Neighborhood Revitalization Area (NRA) citizen participation meetings to receive input from residents;
- Two service provider meetings to receive input from residents and service providers;
- Housing and Community Development Needs Surveys to receive input from residents, service providers, and participating cities on the priority of needs;
- Two public hearings, one to receive comments on the draft Consolidated Plan and one to consider approval of the Consolidated Plan.
- Sufficient advance notice of meetings and hearings by advertising times and locations in widely circulated newspapers.
- Incorporated comments received during the NRA and service provider meetings into the Consolidated Plan and responded to oral and written comments on the draft Consolidated Plan.

### 2.1 Neighborhood Revitalization Area Meetings

Informational meetings were held in the nine NRAs during the month of September 1999:

- Campo Community Meeting (September 4)
- Lincoln Acres Community Meeting (September 7)
- Fallbrook Community Meeting (September 9)
- Borrego Springs Community Meeting (September 16)

- Julian Community Meeting (September 16)
- Cas de Oro Community Meeting (September 21)
- Ramona Community Meeting (September 23)
- Lakeside Community Meeting (September 28)
- Spring Valley Community Meeting (September 30)

Over 100 residents and representatives of service providers attended the NRA meetings and provided input on community needs and concerns.

## 2.2 Service Provider Meetings

Representatives of community, housing, health, and social service organizations, participating cities of the Urban County and HOME Consortium, and the County of San Diego departments were invited to attend meetings to provide input on important needs to be addressed in the update of the Consolidated Plan. Two meetings were held on October 7, 1999:

- The first session was held in the afternoon from 3:00 p.m. to 4:30 p.m. at the County Department of Housing and Community Development, 3989 Ruffin Road, San Diego.
- The second session was held in the evening from 6:30 p.m. to 8:00 p.m. at the Parkview Terrace Apartments, Community Room 13250 Civic Center Drive, Poway.

Representatives of 18 service providers attended the meetings. Attendees were asked to fill in a *Housing and Community Development Needs Survey* (described later) to prioritize needs in their communities. Input from service providers was incorporated into the Consolidated Plan.

## 2.3 Housing and Community Development Needs Surveys

### 2.3.1 Residents and Service Providers

As part of the Consolidated Plan development process, the County conducted a *Housing and Community Development Needs Survey* among residents and service providers to assess community opinions and concerns in eight needs categories:

- Housing
- Public Facilities and Improvements
- Infrastructure Improvements
- Economic Development

- HIV/AIDS Facilities and Services
- Public Services
- Homeless Facilities and Services
- Other Activities

These categories were further divided into specific topics, such as “homeownership assistance” (under the Housing category), “street and sidewalk improvements” (under the Infrastructure Improvements category) and “youth services” (under the Public Services category). For each topic, the respondent was asked to indicate needs that warrant expenditure of public funds by checking a “priority need” level of: High; Medium; Low; or, No Such Need.

The *Housing and Community Development Needs Survey* questionnaires were mailed to approximately 2,000 individuals and service providers in the County who had indicated an interest in receiving information from the County and participating in County discussions. In addition, surveys were made available at the two service provider meetings the County conducted as part of the citizen participation process for developing this Consolidated Plan. A total of 181 surveys were completed and returned to the County. A copy of the survey and survey results are bounded under separate copy, available for review at the County. Results of this survey were incorporated throughout the Consolidated Plan.

Among the 181 respondents, 54 percent were residents, 36 percent were representatives of service agencies, 7 percent were both residents and service agency representatives, and the remaining 5 percent did not indicate their status. Residents responded to the survey came from a number of communities in the County unincorporated area as well as from other cities. The majority of the residents came from the communities of Ramona (23 percent), Lakeside (17 percent), and Spring Valley (12 percent).

Service providers serving a wide range of clientele were also represented in the survey. About 12 percent of the service providers that responded to the survey provide services to the homeless and those who are at risk of becoming homeless. Another 12 percent of the service providers serve the elderly population. Also represented in the survey are agencies targeting these areas: alcohol/substance abuse, mental health, disability, HIV/AIDS, fire protection, parks and recreation, domestic violence, job training, and youth services, etc.

### 2.3.2 Participating Jurisdictions

Separate questionnaires were sent to the seven participating cities under the Urban County program and five HOME consortium cities to solicit information on projected CDBG and HOME expenditures based on staff assessment of needs. Results of this survey were also incorporated throughout the Consolidated Plan.

## 2.4 Public Hearings

Two public hearings before the County Board of Supervisors will be conducted for the 2000-2005 Consolidated Plan:

- March 14, 2000 – to receive comments on the draft Consolidated Plan
- May 2, 2000 – to consider approval of the Consolidated Plan

At least ten days prior to the hearings, a community-wide notice in a newspaper of general circulation will be published announcing the purpose, date, time, and location of the hearings, as well as a phone number to contact with any inquiry.

No public comment on the draft Consolidated Plan was received during the March 14 public hearing. Internal comments were received from County departments and participating cities. The Consolidated Plan has been revised to incorporate these comments.

## 2.5 Draft Consolidated Plan Available for Public Review

The draft Consolidated Plan will be available for public review for a 30-day period beginning March 3, 2000. The draft Plan will be available at the following locations:

- County Department of Housing and Community Development
- County libraries
- City halls of all participating cities in the Urban County and HOME Consortium

No public comment was received on the draft Consolidated Plan.



## Section 3. Housing and Community Development Needs Assessment

This section of the Consolidated Plan presents an overall assessment of the housing and community development needs in the San Diego Urban County and HOME Consortium. This needs assessment provides the foundation for establishing priorities and allocating resources to address the identified needs.

### 3.1 Community Description

San Diego County, located in the far southwest portion of California, spans over 4,300 square miles. It ranks tenth in land area and third in population among the 58 counties in California. The residents of San Diego County enjoy excellent climate, rich cultural traditions, recreational opportunities, and a diverse economy.

The County of San Diego, Department of Housing and Community Development (HCD) administers funds from federal programs for housing and community development activities. For the four HUD-funded programs covered under this Consolidated Plan, there are three different geographic jurisdictions in which the County administers funds – the Urban County, the County HOME Consortium, and the entire County of San Diego. Figure 3-1 illustrates the Urban County and HOME Consortium jurisdictions within the County of San Diego.

The County of San Diego Department of Housing and Community Development operates programs funded by the Community Development Block Grant (CDBG) and the Emergency Shelter Grant (ESG) programs within the San Diego Urban County. The Urban County includes the unincorporated County area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, and Solana Beach. Of the entire San Diego County population, an estimated 659,700 persons resided in the Urban County jurisdiction in 1999, representing 23 percent of the County population.

The County of San Diego also administers the HOME Investment Partnership Act (HOME) program within the County of San Diego HOME Consortium, which includes the Urban County, as well as the cities of Carlsbad, Encinitas, La Mesa, Santee, and Vista. Overall, the HOME Consortium has a 1999 population of 998,100, representing 35 percent of the County population.

Although the City of San Diego is the entitlement jurisdiction for HUD's Housing Opportunities for Persons with AIDS (HOPWA) program, by agreement, the County will administer the program and include it in the County's Consolidated Plan. The HOPWA program is operated throughout the County of San Diego. The needs assessment for the HOPWA Program is summarized in Section 3.2.3.

Where possible and appropriate, information on the Urban County, HOME Consortium, and the County as a whole will be provided in this section. However, the cities of Carlsbad, Encinitas, La Mesa, Santee, and Vista are all CDBG-entitlement jurisdictions required to prepare their independent Consolidated Plans. Detailed information can also be obtained in those plans.

## 3.2 Household Needs

Respondents to the *Housing and Community Development Needs Survey*, described earlier in Section 2, rated the need for housing programs and activities as follows:

<b>Housing</b>	<b>Residents</b>	<b>Service Providers</b>	<b>Participating Jurisdictions</b>
Energy Efficiency Improvements	Low-Medium	Low-Medium	Low
Homeownership Assistance	Medium	Medium	High
Lead-Based Paint/Lead Hazard Test/Abatement	Low-Medium	Low-Medium	High
Rental Housing Subsidies	Medium	Medium-High	High
Residential Construction	Low-Medium	Medium	High
Residential Rehabilitation	Medium	Medium-High	High

### 3.2.1 Demographic and Household Characteristics and Trends

#### A. Population Growth

Population growth is one of the most important factors in determining the existing and future need for housing and other community services. In 1999, the population in the unincorporated area was estimated at 456,451 or 16 percent of the total County population. For the period 1990-1999, the population of the unincorporated area increased by 14.5 percent, nearly the same as for the County as a whole where the population increased by 14.2 percent.

Among the seven participating cities, San Marcos had the largest absolute and proportional population increases. Its population increased by approximately 13,000 persons (34 percent) between 1990 and 1999. The smallest proportional population increase occurred in Lemon Grove where population grew by only 7 percent. Extensive new home construction in San Marcos is largely responsible for its rapid growth. Table 3-1 summarizes population growth for the period 1990-1999, as well as projected population growth through the year 2005.

As an areawide planning and coordination agency, the San Diego Association of Governments (SANDAG) provides demographic and housing information for its member cities for planning purposes. Based on SANDAG estimates, population in the Urban County is projected to reach approximately 744,000 persons by the year 2005, an increase of 12.8 percent. Population growth is significantly higher in most of the HOME Consortium cities, except for La Mesa; overall projected growth in the Consortium is 13.6 percent.

**Table 3-1**  
**Population Growth: 1990-2005**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Actual 1990</b>	<b>Actual 1999</b>	<b>Projected 2005</b>	<b>% Change 1990-1999</b>	<b>% Change 1999-2005</b>
Coronado	26,540	28,715	29,166	8.2%	1.6%
Del Mar	4,860	5,328	5,543	9.6%	4.0%
Imperial Beach	26,512	28,882	29,230	8.9%	1.2%
Lemon Grove	23,984	25,683	27,887	7.1%	8.6%
Poway	43,516	48,393	50,904	11.2%	5.2%
San Marcos	38,974	52,074	67,453	33.6%	29.5%
Solana Beach	12,962	14,152	14,714	9.2%	4.0%
Unincorporated	398,764	456,451	519,022	14.5%	13.7%
Carlsbad	63,292	77,550	97,446	22.5%	25.7%
Encinitas	55,406	60,426	66,564	9.1%	10.2%
La Mesa	52,911	58,655	61,752	10.9%	5.3%
Santee	52,902	57,389	68,561	8.5%	19.5%
Vista	71,861	84,361	95,616	17.4%	13.3%
<b>Urban County</b>	<b>576,112</b>	<b>659,678</b>	<b>743,919</b>	<b>14.5%</b>	<b>12.8%</b>
<b>HOME Consortium</b>	<b>872,484</b>	<b>998,059</b>	<b>1,133,858</b>	<b>14.4%</b>	<b>13.6%</b>
San Diego County	2,498,016	2,853,258	3,223,474	14.2%	13.0%

Sources: 1990 Census; State Department of Finance; SANDAG 2005 Projections.

## **B. Age Composition**

The age structure of a population is an important factor in evaluating housing and community development needs. According to SANDAG, the median age of residents in the unincorporated County area was 32.9 in 1997, identical to the median age for the County. Del Mar and Solana Beach had much higher median ages at 41.9 and 40.0, respectively. The lowest median age of 28.4 occurred in Imperial Beach. Median age in the County increased from 30.9 in 1990 to 32.9 in 1997 (see Table 3-2).

As expected from the high median age, the cities of Del Mar and Solana Beach have higher proportions of elderly residents (age 65+) than are found in the County or in the unincorporated area. Conversely, Imperial Beach, which had relatively low median age, has a correspondingly low proportion of elderly residents. The SANDAG estimates indicate that there are differences in the proportion of the population 19 years of age or younger. For Del Mar, only 14 percent of the population is age 19 or below. At 21 percent, Coronado also had a relatively small proportion of its population in this age group. Two cities have high proportions of children. For Imperial Beach, 36 percent of its population is age 19 or below and 12 percent of its population is age 5 and below. Similarly, Vista had 33 percent of its population under the age of 19 and 10 percent of the population is age 5 and below.

**Table 3-2**  
**Age Distribution of the Population: 1997**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>0-5</b>	<b>5-9</b>	<b>10-14</b>	<b>15-19</b>	<b>20-24</b>	<b>25-34</b>	<b>35-44</b>	<b>45-54</b>	<b>55-64</b>	<b>65-74</b>	<b>75+</b>	<b>Total</b>	<b>Median Age</b>
Coronado	4%	4%	4%	10%	24%	16%	12%	8%	6%	7%	7%	29,229	27.8
Del Mar	4%	4%	3%	3%	6%	18%	19%	16%	12%	9%	7%	5,147	41.9
Imperial Beach	12%	10%	8%	7%	7%	19%	17%	9%	5%	4%	3%	28,007	28.4
Lemon Grove	9%	8%	8%	7%	7%	15%	17%	11%	7%	6%	6%	24,762	33.4
Poway	7%	7%	8%	7%	8%	13%	17%	15%	9%	6%	3%	46,008	34.9
San Marcos	10%	9%	7%	6%	7%	16%	15%	10%	6%	6%	8%	48,982	32.2
Solana Beach	6%	5%	5%	5%	6%	15%	17%	16%	11%	9%	7%	13,677	40.0
Unincorporated	8%	8%	7%	7%	9%	15%	15%	12%	8%	7%	5%	436,377	32.9
Carlsbad	7%	7%	6%	5%	6%	14%	18%	14%	9%	8%	7%	70,099	38.1
Encinitas	7%	7%	6%	5%	6%	15%	20%	15%	8%	5%	4%	57,574	36.5
La Mesa	7%	6%	5%	4%	6%	17%	18%	11%	8%	8%	9%	56,851	37.4
Santee	7%	8%	8%	7%	7%	15%	19%	13%	7%	5%	4%	55,304	33.9
Vista	10%	9%	7%	6%	7%	16%	16%	10%	6%	6%	6%	81,013	31.9
<b>Urban County</b>	<b>8%</b>	<b>8%</b>	<b>7%</b>	<b>7%</b>	<b>9%</b>	<b>15%</b>	<b>15%</b>	<b>12%</b>	<b>8%</b>	<b>6%</b>	<b>5%</b>	<b>632,189</b>	<b>N/A</b>
<b>HOME Consortium</b>	<b>8%</b>	<b>7%</b>	<b>7%</b>	<b>6%</b>	<b>8%</b>	<b>15%</b>	<b>16%</b>	<b>12%</b>	<b>8%</b>	<b>6%</b>	<b>6%</b>	<b>953,030</b>	<b>N/A</b>
San Diego County	9%	8%	7%	6%	8%	16%	16%	11%	7%	6%	5%	2,724,437	32.9

Source: *Regional Housing Needs Statement*, SANDAG, May 1999.

### **C. Employment Trends**

According to SANDAG's employment inventories, there were 204,335 jobs in the Urban County area in 1990 with an 8.4 percent increase to 221,558 jobs in 1995. Similarly, the HOME Consortium experienced an 8.7 percent growth in employment over the same period. This is in contrast to the employment decline (-0.8 percent) for the County over the five-year period. Among the different cities, there was high employment growth of 28 percent in Vista and 26 percent in Poway, moderate employment growth of 11 percent for Solana Beach and the unincorporated area, and employment decline for Imperial Beach, La Mesa, Lemon Grove, and Santee. Table 3-3 compares employment growth for the Urban County and HOME Consortium. Data presented in Table 3-3 pertain to employment or "jobs" within the jurisdiction. Employed persons holding these jobs may reside in other jurisdictions and commute to work. SANDAG reports that for the San Diego region in 1995, mean trip distance from home to work was approximately 12 miles and the mean trip time was 20 minutes.

**Table 3-3**  
**Employment Growth by Jurisdiction: 1990-1995**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Employment</b>		<b>% Change 1990 - 1995</b>
	<b>1990</b>	<b>1995</b>	
Coronado	33,443	34,977	4.6%
Del Mar	2,763	2,789	0.9%
Imperial Beach	3,750	3,622	-3.4%
Lemon Grove	7,546	7,036	-6.8%
Poway	11,541	14,497	25.6%
San Marcos	23,847	24,192	1.4%
Solana Beach	7,848	8,700	10.9%
Unincorporated	119,878	125,443	4.6%
Carlsbad	34,188	41,286	20.8%
Encinitas	22,291	22,755	2.1%
La Mesa	25,565	23,329	-8.7%
Santee	15,036	14,742	-2.0%
Vista	20,114	25,785	28.2%
<b>Urban County</b>	<b>210,616</b>	<b>221,256</b>	<b>5.1%</b>
<b>HOME Consortium</b>	<b>327,810</b>	<b>349,153</b>	<b>6.5%</b>
San Diego County	1,195,811	1,186,837	-0.8%

Source: SANDAG 1990 and 1995 Employment Inventories.

Table 3-4 shows the 1995 distribution by industry for employment within each jurisdiction. Nearly half of all employment (45 percent) in the Urban County and 32 percent of the employment in the HOME Consortium area was government/military-related, which accounted for approximately one-quarter of all employment (26 percent) in the County.

Overall, the types of employment offered in the Urban County are quite different than those offered in the County as a whole. Manufacturing, services, and retail trade constitute a much smaller portion of the employment base in the Urban County than in the County. However, the distribution of employment by industry for the HOME Consortium closely mirrors that for the entire County.

The preliminary unemployment rates for sub-county areas in October 1999 indicate low unemployment. Among the Urban County and HOME Consortium cities, unemployment for residents ranged from a low of approximately two percent in Coronado, Poway and Solana Beach to a high of approximately five percent in Imperial Beach. The overall unemployment rate for San Diego County was 2.9 percent.

**Table 3-4**  
**Employment by Industry: 1995**  
**San Diego Urban County and HOME Consortium**

<b>Industry</b>	<b>Urban County</b>		<b>HOME Consortium</b>		<b>San Diego County</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Percent</b>
Agri., Forestry, Fisheries	4,692	2.3%	8,437	2.7%	1.0%
Construction	11,083	5.5%	17,681	5.6%	4.0%
Manufacturing	10,253	5.0%	25,752	8.1%	10.5%
Trans., Comm. & Other Utilities	5,957	2.9%	8,554	2.7%	3.4%
Wholesale Trade	7,406	3.6%	13,334	4.2%	3.9%
Retail Trade	25,469	12.5%	50,887	16.0%	17.1%
Finance, Insurance & Real Estate	6,513	3.2%	13,785	4.4%	5.1%
Services	40,839	20.1%	76,074	24.0%	28.5%
Government/ Military	90,863	44.7%	101,947	32.2%	26.4%
<b>Total</b>	<b>203,075</b>	<b>100.0%</b>	<b>316,451</b>	<b>100.0%</b>	<b>100.0%</b>

Source: SANDAG, 1995 Employment Report.

## D. Household Trends

Information on household characteristics is important to understanding growth and changing needs of a community. The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

The number of households in the Urban County increased by an estimated 8.7 percent between 1990 and 1999. Household growth for the period 1999-2005 is projected to be even greater at 13.7 percent. With significant household growth anticipated for Carlsbad and Santee, the HOME Consortium is expected to experience an above County average growth between 1999 and 2005. Table 3-5 compares household growth for the Urban County, HOME Consortium, and San Diego County as a whole.

**Table 3-5**  
**Household Growth: 1990-2005**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Actual 1990</b>	<b>Estimated 1999</b>	<b>Projected 2005</b>	<b>% Change 1990-1999</b>	<b>% Change 1999-2005</b>
Coronado	7,327	7,690	7,931	5.0%	3.1%
Del Mar	2,224	2,281	2,359	2.6%	3.4%
Imperial Beach	9,080	9,421	9,540	3.8%	1.3%
Lemon Grove	8,389	8,599	9,341	2.5%	8.6%
Poway	13,888	15,024	15,924	8.2%	6.0%
San Marcos	13,617	16,610	21,642	22.0%	30.3%
Solana Beach	5,495	5,599	5,803	1.9%	3.6%
Unincorporated	127,665	138,817	159,464	8.7%	14.9%
Carlsbad	25,050	29,487	37,468	17.7%	27.1%
Encinitas	20,787	21,753	23,919	4.6%	10.0%
La Mesa	23,199	23,878	24,945	2.9%	4.5%
Santee	17,770	18,666	22,328	5.0%	19.6%
Vista	25,369	27,298	31,086	7.6%	13.9%
<b>Urban County</b>	<b>187,685</b>	<b>204,041</b>	<b>232,004</b>	<b>8.7%</b>	<b>13.7%</b>
<b>HOME Consortium</b>	<b>299,860</b>	<b>325,123</b>	<b>371,750</b>	<b>8.4%</b>	<b>14.3%</b>
San Diego County	887,403	962,397	1,088,702	8.5%	13.1%

Sources: 1990 Census; State Department of Finance; and SANDAG 2005 Projections.

### ***Household Composition and Size***

Overall, the Urban County and HOME Consortium areas had higher proportions of family households than did the County. A family household is two or more persons related by marriage or by blood, who share a dwelling unit. Family households constituted 77 percent of the Urban County households and 73 percent of the HOME Consortium households, explaining their overall larger average household sizes than the County as a whole (see Table 3-6).

**Table 3-6**  
**Household Type and Size**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Household Type: 1990</b>		<b>Average Household Size</b>	
	<b>% Family Households</b>	<b>% Non-Family Households</b>	<b>1990</b>	<b>1999</b>
Coronado	63.2%	36.8%	2.28	2.40
Del Mar	49.6%	50.4%	2.17	2.32
Imperial Beach	72.9%	27.1%	2.85	2.99
Lemon Grove	71.8%	28.2%	2.78	2.90
Poway	84.1%	15.9%	3.10	3.20
San Marcos	72.9%	27.1%	2.85	3.12
Solana Beach	59.4%	40.6%	2.35	2.52
Unincorporated	79.3%	20.7%	2.91	3.11
Carlsbad	67.2%	32.8%	2.47	2.58
Encinitas	63.8%	36.2%	2.57	2.69
La Mesa	57.6%	42.4%	2.23	2.40
Santee	77.4%	22.6%	2.89	2.99
Vista	72.8%	27.2%	2.78	3.04
<b>Urban County</b>	<b>77.0%</b>	<b>23.0%</b>	<b>2.86</b>	<b>3.05</b>
<b>HOME Consortium</b>	<b>73.4%</b>	<b>26.6%</b>	<b>2.76</b>	<b>2.93</b>
San Diego County	67.5%	32.5%	2.69	2.86

Sources: 1990 Census.

### ***Overcrowding***

Overcrowding is an indicator of unaffordable housing. Unit overcrowding is typically caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing which provides a reasonable level of privacy and space.

An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. As indicated by the 1990 Census, about seven percent of the households in the Urban County and in the HOME Consortium were overcrowded. The incidence of overcrowding was particularly prevalent in Imperial Beach, San Marcos, and Vista.

Severely overcrowded households are households with more than 1.5 persons per room. Over three percent of households in the Urban County and in the HOME Consortium were severely overcrowded in 1990. As shown in Table 3-7, overcrowding is typically more prevalent among renters than among owners.



**Table 3-7**  
**Proportion of Overcrowded Households: 1990**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Owners</b>			<b>Renters</b>			<b>Total</b>		
	<b>1.01 to 1.50</b>	<b>&gt;1.50</b>	<b>Total</b>	<b>1.01 to 1.50</b>	<b>&gt;1.50</b>	<b>Total</b>	<b>1.01 to 1.50</b>	<b>&gt;1.50</b>	<b>Total</b>
Coronado	0.7%	0.2%	1.0%	2.1%	1.8%	3.8%	1.4%	1.0%	2.4%
Del Mar	0.3%	0.1%	0.4%	1.4%	1.1%	2.5%	0.9%	0.5%	1.4%
Imperial Beach	4.3%	3.0%	7.2%	9.5%	8.5%	18.0%	8.0%	6.9%	14.9%
Lemon Grove	3.2%	1.6%	4.9%	6.9%	5.7%	12.6%	4.8%	3.4%	8.2%
Poway	1.8%	0.6%	2.4%	5.6%	4.0%	9.5%	2.6%	1.4%	4.0%
San Marcos	2.4%	1.6%	4.1%	9.1%	14.1%	23.2%	4.9%	6.3%	11.3%
Solana Beach	0.8%	0.3%	1.1%	3.6%	7.6%	11.3%	1.9%	3.1%	5.0%
Unincorporated	2.4%	1.4%	3.9%	7.3%	6.9%	14.2%	3.9%	3.1%	7.0%
Carlsbad	0.9%	0.3%	1.2%	4.1%	4.8%	8.9%	2.1%	2.0%	4.1%
Encinitas	1.3%	0.9%	2.1%	3.7%	5.6%	9.3%	2.2%	2.7%	4.9%
La Mesa	1.2%	0.6%	1.7%	3.3%	3.6%	6.9%	2.3%	2.1%	4.4%
Santee	2.5%	0.7%	3.2%	5.5%	3.4%	8.9%	3.4%	1.5%	4.9%
Vista	2.7%	1.9%	4.5%	8.1%	10.6%	18.6%	5.2%	5.9%	11.0%
<b>Urban County</b>	<b>2.3%</b>	<b>1.3%</b>	<b>3.7%</b>	<b>7.0%</b>	<b>7.0%</b>	<b>14.1%</b>	<b>3.9%</b>	<b>3.3%</b>	<b>7.2%</b>
<b>HOME Consortium</b>	<b>2.1%</b>	<b>1.2%</b>	<b>3.3%</b>	<b>6.2%</b>	<b>6.6%</b>	<b>12.7%</b>	<b>3.6%</b>	<b>3.1%</b>	<b>6.8%</b>
San Diego County	2.9%	1.9%	4.8%	6.5%	8.3%	14.8%	4.6%	4.9%	9.4%

Source: 1990 Census.

### 3.2.2 Areas of Racial/Ethnic and Low-Income Concentrations

#### A. Racial/Ethnic Concentrations

As shown in Table 3-8, in 1997, the population in the Urban County area was comprised of 72 percent non-Hispanic White persons. At 19 percent of the total population, Hispanic was the second largest racial/ethnic group in the Urban County. Black, Asian, and other racial/ethnic groups constituted only a small proportion of the population.

The percentage of Hispanic residents in Imperial Beach, San Marcos, and Vista was above the County average. Imperial Beach also had a larger proportion of Asian and other racial/ethnic residents than the County. Lemon Grove had a comparatively larger Black population than other areas in the County.

Figure 3-2 shows the concentration of Hispanic households in the County by census tract as indicated by the 1990 Census. Concentration is defined as census tracts with above the County average of Hispanic households. A moderate concentration is defined as census tracts with at least double the County average of Hispanic households. A high concentration is defined as census tracts with at least three times the County average.

**Table 3-8**  
**Race and Ethnicity: 1997**  
**San Diego Urban County and HOME Consortium**

Jurisdiction	Total Population	Hispanic	White	Black	Asian/ Other
Coronado	29,229	9.1%	79.1%	7.4%	4.5%
Del Mar	5,147	3.7%	93.1%	0.6%	2.7%
Imperial Beach	28,007	33.3%	52.0%	5.0%	9.8%
Lemon Grove	24,762	24.3%	57.7%	10.8%	7.3%
Poway	46,008	8.5%	83.0%	1.5%	7.1%
San Marcos	48,982	32.9%	61.7%	1.6%	3.7%
Solana Beach	13,677	18.3%	78.0%	0.4%	3.3%
Unincorporated	436,377	18.3%	72.6%	4.0%	5.1%
Carlsbad	70,099	16.1%	78.8%	1.2%	3.9%
Encinitas	57,574	18.3%	77.6%	0.5%	3.6%
La Mesa	56,851	11.8%	80.7%	3.4%	4.0%
Santee	55,304	12.0%	83.2%	1.0%	3.8%
Vista	81,013	29.2%	61.7%	4.3%	4.8%
<b>Urban County</b>	<b>632,189</b>	<b>19.1%</b>	<b>71.6%</b>	<b>4.0%</b>	<b>5.3%</b>
<b>HOME Consortium</b>	<b>953,030</b>	<b>18.8%</b>	<b>72.8%</b>	<b>3.4%</b>	<b>4.9%</b>
San Diego County	2,724,437	23.6%	61.3%	6.1%	9.0%

Source: SANDAG 1997.

## **B. Concentrations of Low and Moderate Income Population**

Household income is an important consideration when evaluating housing and community development needs because low income typically constrains people's ability to procure adequate housing or services.

For purposes of housing and community development resource programming, HUD has established a set of income definitions based on the Median Family Income (MFI) for a given Metropolitan Statistical Area (MSA), adjusted for family size. These income definitions are presented below:

- Extremely Low Income (0-30 percent of MFI)
- Low Income (31-50 percent of MFI)
- Moderate Income (51-80 percent of MFI)

Based on the HUD income definitions specified above, 16.6 percent of the Urban County's total households in 1990 were considered Extremely Low Income (30 percent MFI) and Low Income (50 percent MFI), and another 16.1 percent were considered Moderate Income (80 percent MFI). Overall, the Urban County and the HOME Consortium had smaller proportions of extremely low, low, and moderate income households than the County. However, the cities of Imperial Beach, San Marcos, La Mesa, and Vista had greater proportions of lower and moderate income households than the County (see Table 3-9).

Use of CDBG funds on public facilities and infrastructure improvements can only occur in income-eligible areas or if the facilities and infrastructure serve primarily low and moderate income persons. The CDBG program typically defines income eligibility as any block group and census tract with 51 percent or more of the population earning incomes less than 80 percent of the Area MFI. However, the San Diego Urban County is designated an "exception" jurisdiction by HUD. Based on income distribution data, HUD determined the low and moderate income threshold for the San Diego Urban County at 42.6 percent. Census block groups and tracts with above 42.6 percent of low and moderate income population are income-eligible areas. Figure 3-3 illustrates the low and moderate income areas by census tract and block group based on this definition.

**Table 3-9**  
**Household Income: 1990**  
**San Diego Urban County and HOME Consortium**

Jurisdiction	Total Households	Lower Income (0-50% MFI)	Moderate Income (51-80% MFI)	Middle/Upper Income (>80% MFI)
Coronado	7,333	10.3%	13.5%	76.1%
Del Mar	Data not provided by HUD			
Imperial Beach	9,145	29.3%	25.6%	45.2%
Lemon Grove	Data not provided by HUD			
Poway	13,891	8.3%	10.4%	81.3%
San Marcos	13,566	20.2%	21.2%	58.6%
Solana Beach	Data not provided by HUD			
Unincorporated	Data not provided by HUD			
Carlsbad	24,988	12.2%	11.8%	76.0%
Encinitas	20,903	12.9%	13.1%	74.0%
La Mesa	23,164	20.6%	18.6%	60.8%
Santee	17,590	13.7%	16.7%	69.7%
Vista	25,255	21.3%	19.9%	58.8%
<b>Urban County</b>	<b>187,807</b>	<b>16.6%</b>	<b>16.1%</b>	<b>67.3%</b>
<b>HOME Consortium</b>	<b>299,707</b>	<b>16.5%</b>	<b>16.1%</b>	<b>67.4%</b>
San Diego County	887,719	20.6%	17.5%	61.9%

Source: CHAS Data Book, 1993.

Note: The CHAS Databook provides special tabulations only for entitlement jurisdictions and communities over a certain size. Cities that incorporated after the 1990 Census or are too small to ever become entitlement jurisdictions are not included in the CHAS Databook.

### 3.2.3 Special Needs Populations

Certain segments of the population may have difficulty finding decent, affordable housing due to their special needs. These "special needs" groups include the elderly, disabled persons, female-headed households, large households, farmworkers, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases. An overview of licensed community care facilities that serve some of the special needs groups in the seven participating cities is provided in Table 3-10, followed by a detailed discussion of each of the special needs groups. Additional discussions on the services and facilities that are directed to the special needs population are provided in Section 3.8, Community Development Needs. As shown in Table 3-10, 78 licensed community care facilities are located in the seven participating cities under the Urban County program, with a total capacity of 1,435 beds. Table 3-11 summarizes licensed community care facilities in the unincorporated County area. There are 167 licensed community care facilities located in unincorporated County area, with a total capacity of 2,693 beds.

**Table 3-10**  
**Urban County Participating Cities**  
**Orientation and Capacity of Licensed Community Care Facilities**

Age	Total Number of Facilities	Total Capacity (in number of beds/persons)	Specialized Care <sup>1</sup> (Capacity in number of beds)		
			Mentally Disabled	Develop-mentally Disabled	Non-Ambulatory
Age 0-17					
Small family home <sup>2</sup>	1	4	---	---	4
Group home <sup>3</sup>	8	64	---	---	---
Age 18-59					
Adult Residential <sup>4</sup>	18	172	6	68	26
Age 60+					
Elderly Residential <sup>5</sup>	50	1165	---	---	635
Adult Day Care	1	30	---	30	15
Total	78	1,435	6	98	680

Source: State Department of Social Services Community Care Licensing Division, July 1, 1999.

Notes:

1. The specialized care columns are not mutually exclusive. For example, a facility may have a total capacity of 10 beds, with 8 beds for developmentally disabled children and 4 of the 10 beds are designed to accommodate non-ambulatory children.
2. Group homes provide specialized treatment for persons under age 18. Group home residents are referred by the Department of Children and Family Services, as well as by the Probation Department.
3. Small family homes provide care to children in licensees' own homes. Small family residents are usually children on probation, developmentally disabled children, children with other special needs, and some foster children.
4. Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
5. Elderly residential facilities provide care for persons age 60 and above.

**Table 3-11**  
**Unincorporated County Area**  
**Orientation and Capacity of Licensed Community Care Facilities**

Age	Total Number of Facilities	Total Capacity (in number of beds/persons)	Specialized Care <sup>1</sup> (Capacity in number of beds)		
			Mentally Disabled	Develop- mentally Disabled	Non- Ambulatory
Age 0-17					
Small family home <sup>2</sup>	10	47	----	22	22
Group home <sup>3</sup>	20	209	73	22	----
Age 18-59					
Adult Residential <sup>4</sup>	72	595	186	314	48
Age 60+					
Elderly Residential <sup>5</sup>	62	1677	----	---	421
Adult Day Care	3	165	45	120	55
Total	167	2,693	304	478	546

Source: State Department of Social Services Community Care Licensing Division, July 1, 1999.

Notes: See Table 3-12.

#### **A. Elderly and Frail Elderly**

The population over 65 years of age is considered elderly and has four main concerns:

- (1) *Income*: People over 65 are usually retired and living on a fixed income;
- (2) *Health Care*: Due to their higher rate of illness, health care is important;
- (3) *Transportation*: Many seniors use public transit; and
- (4) *Housing*: Many live alone and rent.

These characteristics indicate a need for smaller, lower cost housing units with easy access to transit and health care facilities.

According to the 1997 SANDAG population estimates, approximately 74,145 elderly persons (65 years of age and older) reside in San Diego Urban County and represent approximately 11.8 percent of the total population. Within the HOME Consortium, 114,883 elderly residents constitute 12.1 percent of the total population. Of the elderly population, an estimated 17 percent are considered "frail" elderly persons, (i.e., persons with one or more limitations to daily activities, defined by the Census as persons with work and/or self-care/mobility limitations). Table 3-12 summarizes the estimated population of elderly and frail elderly persons for the Urban County and HOME Consortium cities and unincorporated County area.

**Table 3-12**  
**Estimated Elderly and Frail Elderly Persons: 1997**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Persons</b>			<b>Frail Elderly</b>	
	<b>Total</b>	<b>Age 65+</b>	<b>% of Total</b>	<b>Number (*)</b>	<b>% of Total</b>
Coronado	29,229	3,844	13.2%	653	2.2%
Del Mar	5,147	800	15.6%	136	2.6%
Imperial Beach	28,007	1,855	6.6%	315	1.1%
Lemon Grove	24,762	3,001	12.1%	510	2.1%
Poway	46,008	4,111	8.9%	699	1.5%
San Marcos	48,982	6,874	14.0%	1,169	2.4%
Solana Beach	13,677	2,100	15.4%	357	2.6%
Unincorporated	436,377	51,560	11.8%	8,765	2.0%
Carlsbad	70,099	10,153	14.5%	1,726	2.5%
Encinitas	57,574	5,549	9.7%	943	1.6%
La Mesa	56,851	10,023	17.7%	1,704	3.0%
Santee	55,304	5,038	9.1%	856	1.6%
Vista	81,013	9,975	12.3%	1,696	2.1%
<b>Urban County</b>	<b>632,189</b>	<b>74,145</b>	<b>11.8%</b>	<b>12,604</b>	<b>2.0%</b>
<b>HOME Consortium</b>	<b>953,030</b>	<b>114,883</b>	<b>12.1%</b>	<b>19,529</b>	<b>2.1%</b>
San Diego County	2,724,437	312,158	11.5%	53,067	2.0%

Note: (\*) The number of Frail Elderly Persons is estimated to be 17% of persons age 65+.

Source: SANDAG, 1997 Estimated Population.

According to 1990 Census special tabulations provided by HUD, San Diego Urban County had nearly 39,000 elderly households, 13,555 or 35 percent of them were lower income (80 percent MFI). Approximately 43 percent of the low and moderate income elderly households experienced one or more housing problems such as overpayment and inadequate housing (see Table 3-14 later in this section).

The housing needs of the elderly also include supportive housing, such as intermediate care facilities, group homes, Single Room Occupancy (SRO) housing, and other housing that includes a planned service component. Needed services include personal care, housekeeping, meals, personal emergency response, and transportation. As identified in Table 3-10 and 3-11, there are 112 state licensed residential facilities for ambulatory and non-ambulatory seniors and four adult day care facilities to serve the elderly population in the seven participating cities and unincorporated County area. The elderly residential facilities have a capacity of 2,842 beds, with approximately 37 percent of the capacity available to non-ambulatory clients and no capacity available to mentally disabled or developmentally disabled elderly clients.

## **B. Persons with Disabilities**

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. An estimated 47,875 residents in the Urban County over 16 years of age had work, transportation, and/or self-care limitations in 1990, comprising 8.3 percent of the population in the Urban County. Persons with disabilities accounted for 7.7 percent (73,693) of the HOME Consortium population. This compares to 9.5 percent for the County of San Diego as a whole.

### ***Severely Mentally Ill***

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). Also, the illness must qualify as chronic, meaning that it has existed for at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness on the basis of diagnosis, duration, and disability. Using these general estimates, an estimated 4,466 San Diego Urban County residents and 6,790 HOME Consortium residents may currently suffer from severe mental illness.

The major barrier to stable, decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Supplemental Security Income (SSI). With this limited income, few persons in this population can afford rental housing on the open market.

The lack of access to affordable housing often leads to mentally ill persons being homeless, near-homeless, or living in unstable and/or substandard housing situations. The *Regional Homeless Profile* prepared by the Regional Task Force on the Homeless suggests that one-third of persons who are homeless also suffer from serious and persistent mental illness. The *Regional Homeless Profile* estimates that there are 500 severely mentally ill persons outside the City of San Diego (South Bay, East County, North County, and all unincorporated areas). An estimated 50 percent of the homeless mentally ill also have substance abuse problems.

At present, there is a limited range of community-based rehabilitative and supportive housing options for persons not in crisis who need living accommodations. Current San Diego Mental Health Services (SDMHS) housing resources for the region include the Supplemental Rate Program (providing board and care with supplemental services), Long-term/Transitional Residential Program (group living with supportive services), and Semi-Supervised Living Program (transitional living from the streets to group housing).

As shown earlier in Tables 3-10 and 3-11, there is one residential care facility for mentally disabled adults (in Lemon Grove), and additional facilities in the unincorporated communities of Lakeside, Ramona, and Spring Valley. Total capacity for mentally disabled adults in the Urban County is approximately 192 beds. There are no residential facilities for mentally disabled children in any of the seven participating cities and only 73 beds in small group homes located in the communities of Lakeside, Ramona and Spring Valley. There are no residential facilities for the elderly mentally ill.



### ***Developmentally Disabled***

The definition of developmental disability relates to a person's score on standardized intelligence tests. Persons with an IQ below 70 are defined as developmentally disabled. Other conditions and complications may also be present.

The nationally accepted percentage of the population which can be categorized as developmentally disabled is one to three percent. (This figure was published by the National Association for Retarded Citizens.) Thus, with a current population of 659,678, an estimated 6,600 to 19,800 Urban County residents may be considered developmentally disabled. Approximately 9,980 to 29,940 residents in the HOME Consortium may be developmentally disabled.

The San Diego County Regional Center (SDCRC) prepares a Resource Development Plan annually which is presented to the State Department of Developmental Services. SDCRC's philosophy is that all developmentally disabled adults who are unable to live on their own should reside in group homes with six or fewer persons.

Clients with developmental disabilities are served through small family homes for youth, adult and elderly residential care facilities, and adult day care facilities. According to the State Department of Social Services, there are group homes in Lemon Grove, Poway, and San Marcos with capacity for 68 developmentally disabled adults, and an additional 308 spaces in facilities located in the unincorporated communities of Alpine, Fallbrook, Lakeside, Ramona, and Spring Valley. There are no residential facilities for developmentally disabled children in the participating cities, and capacity for 44 developmentally disabled children in unincorporated communities. There are no residential facilities within the Urban County which serve developmentally disabled seniors; there is one adult day care facility in Lakeside which serves developmentally disabled adults.

### ***Physically Disabled***

To be considered physically disabled, a person must have an illness or impairment which impedes his or her ability to function independently. An estimated 3.5 percent (23,100 persons) of the Urban County's current population may have a physical disability. For the HOME Consortium, about 35,000 persons may be physically disabled. This segment of the population is increasing due to lower death rates and higher longevity rates resulting from advances in medicine. The special needs required for housing physically disabled individuals include not only affordability, but also special construction features to provide for access and use according to the particular disability of the occupant. The location of housing for persons with disabilities is also important because many such households need access to a variety of social services and to other specialized services throughout the County.

Clients with physical disabilities are served through small family homes, adult and elderly residential facilities. According to the State Department of Social Services, there are community care facilities in the Urban County which provide supportive housing for a total of 100 non-ambulatory children and adults, and 1,056 non-ambulatory seniors.

### **C. Female-Headed Households**

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 1990 Census, the number of female-headed family households with children for the Urban County and the HOME Consortium were 11,505 and 18,765, respectively. Approximately 30 percent of female-headed family households with children (in both the Urban County and the HOME Consortium) lived below the poverty level. Countywide, 35 percent of the female-headed family households with children lived below the poverty level.

Affordability needs of female-headed households can be addressed through rent subsidies, non-profit housing development, and shared equity/downpayment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable child care, and for the location of family housing sites in close proximity to recreational facilities and public transit.

The following are some of the local and regional organizations providing social services that can help stabilize female-headed households:

- X Boys and Girls Clubs
- X EYE Counseling and Crisis Services
- X Heartland Human Relations and Fair Housing Foundation
- X North County Interfaith Center
- X Planned Parenthood
- X Professional Community Services
- X San Diego Youth and Community Services
- X South Bay Community Services
- X Volunteers of America
- X Women in Community Service (Job Corps)
- X YMCA - Childcare Resource Service

#### **D. Large Households**

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often lower income, and frequently reside in overcrowded dwelling units. This, in turn, may lead to accelerated unit deterioration.

The 1990 Census reported 25,632 households with five or more members in the Urban County, representing 14 percent of all households. About 12 percent (36,320) of households in the HOME Consortium had five or more members, identical to that for the County of San Diego as a whole. The special census tabulations for HUD further indicated that among the 9,441 large renter-households in the Urban County, approximately 54 percent were low and moderate income households in need of housing assistance. About 37 percent of HOME Consortium's large renter-households were low and moderate income in need of housing assistance.

#### **E. Farmworkers**

According to SANDAG's 1995 Employment Inventory, the number of farmworkers in the Urban County and the HOME Consortium were approximately 4,700 and 8,440, respectively. The County Farm Bureau indicated that the majority of farmworkers in San Diego County are permanently employed. The special housing needs of many farmworkers stem from their low wages.

The *Regional Homeless Profile* estimates that more than 7,000 day laborers/farmworkers live year-round under difficult conditions in encampments and other makeshift arrangements on public and private property throughout the County. These camps are located in the canyons and hillsides of North County, along the coast, in northern San Diego City and adjacent to farming operations. Paid minimum wage and often supporting families, only some of these workers can afford traditional housing. Also, many choose not to obtain conventional housing in order to save money.

#### **F. College Students**

The college student population in an area is another significant factor that affects housing demand. Although students represent a temporary housing need, the impact upon housing demand is critical in the immediate university areas. Given the student income limitations, the same market forces that impact the lower income housing market also influence student housing.

San Diego State University, the largest university in the region, has an enrollment of about 28,500, but provides housing for less than ten percent of the students on campus. The University of San Diego has a student enrollment of approximately 6,700, but houses only 2,000 students on campus. The University of California, San Diego has student enrollment of about 15,000 and provides housing for less than 5,000. Other smaller universities and colleges in the region have similar housing shortages. In 1990, college students accounted for about seven percent of the population in the Urban County and in the HOME Consortium.

## G. People with HIV Infection and AIDS

Respondents to the *Housing and Community Development Needs Survey* rated the need for facilities and services serving persons with HIV Infection and AIDS as follows:

HIV/AIDS Facilities and Services	Residents	Service Providers	Participating Jurisdictions
Facilities for Persons with HIV/AIDS	Low-Medium	Medium	High
Services for Persons with HIV/AIDS	Low-Medium	Medium	High

According to statistics provided by the AIDS Epidemiology Unit of the San Diego County Health and Human Services Agency, cumulatively through December 31, 1998, there have been 9,643 AIDS cases recorded in San Diego County. The racial/ethnic breakdown of these cases is as follows: 68 percent White, 18 percent Hispanic, 11 percent Black, and 3 percent Asian/other race. As of May 31, 1999, an estimated 4,094 people were living with HIV in San Diego County.

AIDS case reporting by county or diagnosis is required by law, pursuant to California Code of Regulations, Health and Safety Statutes, Title 17, Section 2500. Reports come from physicians, health providers, hospitals, and clinics via confidential morbidity reports. HIV infection, without an AIDS diagnosis, is not reportable anywhere in the State of California.

Based on the Center for Disease Control (CDC) report, *Simple Methods for Estimating HIV Prevalence*, County Health and Human Services estimated that in August 1998, 9,762 to 13,510 (midpoint = 11,636) people, or one in every 240 residents in San Diego County, were infected with HIV, including people living with AIDS. Concurrently, the California State Office of AIDS calculated between 8,900 and 12,300 HIV infections in San Diego County.

Persons with HIV infection and AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food. The National Commission on AIDS publishes *Housing and the HIV/AIDS Epidemic: Recommendations for Action*, which contains percentages for the range of the number of HIV-infected people who are in danger of becoming homeless. The Commission estimates that approximately one-third to one-half of all people infected with AIDS are either homeless or are in imminent danger of becoming homeless.

Most available HIV/AIDS planning documents have not attempted to estimate or project housing needs. Several reports, however, have estimated that about five percent of all people with HIV infection may need 90 days of temporary shelter during the course of a year, and that about five percent of persons with AIDS need group home or long-term residential placement of up to 12 months. Using the estimated proportions provided by the County Health and Human Services Agency (shown in Table 3-13), it can be generally estimated that of the 4,094 reported AIDS patients in San Diego County as of May, 1999, 1,801 to 6,203 would require affordable housing assistance.

**Table 3-13**  
**Estimated Percent of People with AIDS and HIV Infection**  
**in San Diego County Who Need Housing Assistance**

<b>Category of Housing</b>	<b>% AIDS Cases Needing Affordable Housing</b>	<b>% HIV Cases Needing Affordable Housing</b>
Rent/subsidy/sub. units	44.2%	7.3%
Adult foster care	3.1%	0.5%
Emergency/trans. housing	4.6%	0.8%
Congregate independent housing	10.8%	1.8%
Congregate supportive housing	3.1%	0.5%
Total	65.8%	10.9%

Source: Office of AIDS Coordination within the County Department of Health Services, 1995.

There are five transitional group homes (41 beds) and one recovery home (10 beds) in San Diego County specifically for people living with HIV/AIDS. Permanent supportive housing options in San Diego County include rental subsidies (30 to 70 units under the *Shelter Plus Care* program), and 33 units in facility based programs. Facility based programs include La Posada which has 12 units set-aside for women with children, the Marisol program which has 10 units set-aside for homeless individuals or families, and Townspeople, Inc. (Wilson Apartments) which has 8 units for low income individuals living with HIV/AIDS.

Permanent independent housing options in San Diego County also include shallow and deep rental subsidies for 360 units. The Tenant-Based Rental Assistance (TBRA) program has 100 subsidies and the Partial Assisted Rental Subsidy (PARS) program has 260 subsidies.

There are two Residential Care Facilities for the Chronically Ill (RCF-CI) in San Diego County, each providing supportive housing to people living with HIV/AIDS: Fraternity House with 8 beds, and Michaelle House with 12 beds.

The HIV/AIDS Sober Housing and Intensive Case Management Program is a one-year pilot program to directly purchase private short-term housing for homeless or post incarcerated individuals that have been dually diagnosed with HIV/AIDS and substance and/or alcohol addiction. The program is designed to rehabilitate individuals within this target population who are homeless or on parole by placing them into an intensive rehabilitation program immediately upon entry into the case management system. The program hopes to serve 30 to 70 people and incorporates a phased housing plan.

Currently, there are two new development projects in San Diego County. The first is a new construction project developed by Stepping Stone. It will be constructed on the site of their current drug and alcohol treatment center and will provide 28 beds for individuals with chemical dependency issues. Fourteen of these beds will be designated for people living with HIV/AIDS who also face chemical dependency challenges. The project is expected to be open in April 2000. The 15 new beds

supplement the 10 beds that Stepping Stone also provides through its independent rehabilitation community residence.

Another proposed development, Mercy Gardens, sponsored by Mercy Charities, could open in 2001 if HOPWA funds are approved. The development involves converting and rehabilitating a former convent building located on the grounds of Mercy Hospital in the Hillcrest neighborhood. The facility will include 23 apartment units, including 10 studio units, 12 one-bedroom units, and a two-bedroom manager's unit. The facility is specifically for persons living with HIV/AIDS who have incomes at 50 percent AMI or below. Rents will not exceed 30 percent of a resident's income.

AIDS services are funded by the County Health and Human Services Agency through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990, and include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services. The following organizations also provide services for persons infected with HIV and AIDS in San Diego County:

- X Office of AIDS Coordination, San Diego County Department of Health and Human Services
- X American Red Cross
- X Professional Community Services

## **H. Alcohol/Other Drug Abuse**

Alcohol/other drug abuse (AODA) is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 to 16 percent of the adult male population, and the number of women with similar problems at about 6 percent.

Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle.

### 3.2.4 Estimates of Current Housing Needs

Table 3-14 summarizes the housing assistance needs of low and moderate income households in the Urban County by household tenure, household type, and "housing problems." (Similar tables are contained in the independent Consolidated Plans for Carlsbad, Encinitas, La Mesa, Santee, and Vista.) This non-duplicative count of households with "housing problems" includes those that:

- occupy units with physical defects (lacking complete kitchen or bathroom);
- live in overcrowded conditions (units with more than one person per room);
- have a housing cost burden exceeding 30 percent of gross income; and/or
- have a severe housing cost burden exceeding 50 percent of gross income.

According to these criteria, 41 percent of the Urban County's households experienced some kind of housing problem. The housing assistance needs among renters (52 percent of nearly 62,000 renter-households) were less than among owners (35 percent of nearly 126,000 owner-households). Among the household types, large family tenants were most likely to experience housing problems (71 percent) and elderly owners reported the lowest incidence of housing problems (24 percent).

**Table 3-14**  
**Housing Assistance Needs of Low and Moderate Income Households**  
**San Diego Urban County**

Household by Type, Income, & Housing Problem	Renters				Owners		Total Hhds
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Ext. Low Income (0-30% MFI)	1,914	3,734	1,339	8,706	3,404	6,312	15,018
% with any housing problem	77%	89%	94%	84%	68%	68%	77%
% with cost burden > 30%	76%	87%	78%	81%	65%	65%	74%
% with cost burden > 50%	65%	82%	66%	73%	47%	50%	63%
Low Income (31-50% MFI)	1,192	4,801	1,743	9,349	3,811	6,823	16,172
% with any housing problem	79%	86%	88%	86%	49%	60%	75%
% with cost burden > 30%	79%	82%	68%	80%	49%	57%	70%
% with cost burden > 50%	47%	41%	22%	40%	16%	30%	36%
Moderate Income (51-80% MFI)	1,199	8,435	2,860	15,488	6,340	14,817	30,305
% with any housing problem	65%	62%	79%	68%	26%	48%	58%
% with cost burden > 30%	64%	56%	38%	56%	25%	44%	50%
% with cost burden > 50%	23%	7%	7%	10%	8%	20%	15%
Total Households	5,865	32,278	9,441	61,888	32,981	125,919	187,807
% with any housing problem	63%	48%	71%	52%	24%	35%	41%

Abbreviation: Hhds = Households.

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data Book, 1993.

The types of problems faced by households vary according to household income, type, and tenure. As shown in Table 3-14, almost all elderly households with one or more housing problems indicated

cost burden as a contributing factor. Similarly, housing cost burden was a contributing factor to housing problems faced by most owner-households, regardless of income.

While more than half (52 percent) of renter-households experienced one or more housing problems, the problems were most severe for large families at the Extremely Low (30 percent MFI) and Low (50 percent MFI) Income levels. For Moderate Income (51-80 percent MFI) family renters, 68 percent experienced one or more housing problems but only 56 percent were related to housing cost burden.

The following discussion summarizes the housing assistance needs identified in Table 3-14 by income group. Comparison of percentages for each income group may reveal disproportionate need, by racial/ethnic group and household type. "Disproportionate need" is defined as any need that is higher than ten percentage points above the need demonstrated for the population as a whole. For example, 52 percent of the renters households have a housing problem but 71 percent of the large families renters have a housing program; large family renters have a disproportionate need for housing assistance compared to all renters.

#### **A. Extremely Low Income Households (0-30 Percent MFI)**

Approximately 77 percent of the Urban County's Extremely Low Income households (0 to 30 percent of Area MFI) experienced one or more housing problems in 1990. Similarly, 78 percent of the Extremely Low Income households in the HOME Consortium experienced one or more housing problems in 1990.

Most of the housing problems experienced by Extremely Low Income households were associated with severe housing cost burden. Approximately 63 percent of the Extremely Low Income households paid more than 50 percent of their gross incomes on housing

Among the Extremely Low Income households, renters had a disproportionate need for assistance compared to owners, where 84 percent of the renters in this income level experienced some housing problems compared to 68 percent of the owners. Large family renters (94 percent) were particularly impacted by housing problems.

#### **B. Low Income Households (31-50 Percent MFI)**

A significant portion of the Urban County's Low Income households (31 to 50 percent of Area MFI) experienced one or more housing problems in 1990. Approximately 75 percent of all Low Income households experienced housing problems compared to 58 percent for Moderate Income households. Most of the housing problems were associated with cost burden factors. For the HOME Consortium, 76 percent of the Low Income households were reported to have housing problems.

Approximately 86 percent of the renters compared to 60 percent of the owners in this income level experienced housing problems, exhibiting a disproportionate need for housing assistance.



### **C. Moderate Income Households (51-80 Percent MFI)**

Approximately 58 percent of the Urban County's Moderate Income households (51 to 80 percent of the Area MFI) experienced one or more housing problems in 1990 and 50 percent had a housing cost burden of more than 30 percent of their gross income. For the HOME Consortium, 60 percent of the Moderate Income households reported housing problems.

Fifteen percent of the Urban County's Moderate Income households had a severe housing cost burden of more than 50 percent of their gross income. This compares to 13 percent of Moderate Income households in the entire County.

Renter-households experienced more housing problems than owner-households (68 percent versus 48 percent). Among renter-households, large family households experienced the most housing problems. With the exception of large family renters, most of the housing problems faced by Moderate Income households were related to cost burden factors. Housing problems experienced by large family renters in this income group probably related more to overcrowding, which usually results from a limited supply of adequately sized housing units at affordable rents.

## **3.2.5 Projection of Future Housing Needs**

### **A. Share of Regional Housing Growth**

The *Regional Housing Needs Statement* (RHNS) prepared by the San Diego Association of Governments (SANDAG) has identified future housing needs based on a share of the regional housing need for all jurisdictions in San Diego County. Table 3-15 tabulates these housing needs by income level.

As shown in Table 3-15, a total of 20,796 new housing units are expected to be required in the Urban County to accommodate the projected household growth between 1999 and 2004. Within the HOME Consortium area, 34,722 housing units are expected to be required.

**Table 3-15**  
**Share of Regional Housing Growth: 1999-2004**  
**San Diego Urban County and HOME Consortium**

Jurisdiction	Total Growth	Up to 50% MFI	51 - 80% MFI	81- 120% MFI	Greater than 120% MFI
Coronado	80	24	17	18	21
Del Mar	23	7	6	5	5
Imperial Beach	95	12	8	22	53
Lemon Grove	491	87	79	113	212
Poway	717	232	174	166	145
San Marcos	3,667	761	478	843	1,585
Solana Beach	105	27	26	24	28
Unincorporated	15,618	3,823	2,888	3,600	5,307
Carlsbad	6,214	1,770	1,417	1,436	1,591
Encinitas	1,584	441	340	366	437
La Mesa	693	141	109	159	284
Santee	2,691	729	478	622	862
Vista	2,744	540	395	631	1,178
<b>Urban County</b>	<b>20,796</b>	<b>4,973</b>	<b>3,676</b>	<b>4,791</b>	<b>7,356</b>
<b>HOME Consortium</b>	<b>34,722</b>	<b>8,594</b>	<b>6,415</b>	<b>8,005</b>	<b>11,708</b>
San Diego County	95,479	20,051	16,231	21,960	37,237

Source: *Regional Housing Needs Statement*, SANDAG, May 1999.

## **B. Share of Affordable Housing Goals**

In addition to identifying each jurisdiction's share of regional housing growth needs, SANDAG also allocates each jurisdiction's share of affordable housing needs. "Share of affordable housing" refers to the number of affordable housing opportunities for low and moderate income (80 percent MFI) households a jurisdiction must provide in order to self-certify its Housing Element.

However, given each jurisdiction's financial and other constraints, SANDAG establishes a target of good faith effort for each jurisdiction that is considered to be realistically achievable. Table 3-16 illustrates these targeted affordable housing goals.

**Table 3-16**  
**Share of Affordable Housing Goals: 1999-2004**  
**San Diego Urban County and HOME Consortium**

Jurisdiction	Affordable Housing Goals	Up to 30% MFI	31 - 50% MFI	51 - 80% MFI
Coronado	190	51	61	78
Del Mar	21	6	7	8
Imperial Beach	83	22	27	34
Lemon Grove	215	58	69	88
Poway	307	83	98	126
San Marcos	512	138	164	210
Solana Beach	52	14	17	21
Unincorporated	1,869	505	598	766
Carlsbad	629	170	201	258
Encinitas	191	52	61	78
La Mesa	411	111	132	168
Santee	490	132	157	201
Vista	510	138	163	209
<b>Urban County</b>	<b>3,249</b>	<b>877</b>	<b>1,041</b>	<b>1,331</b>
<b>HOME Consortium</b>	<b>5,480</b>	<b>1,480</b>	<b>1,755</b>	<b>2,245</b>
San Diego County	16,630	4,491	5,323	6,816

Source: Regional Housing Needs Statement, SANDAG, May 1999.

### 3.3 Homeless Needs

This section summarizes the housing and supportive service needs of the homeless, as well as persons and families at risk of becoming homeless in the Urban County and HOME Consortium. This section also includes an inventory of services and facilities available to serve the homeless population and those who are at risk of becoming homeless. Service and facility gaps in the Continuum of Care are also identified. Much of the information presented in this section is summarized from the August, 1999 *Regional Homeless Profile - An Annual Update on Homelessness Throughout San Diego County and Its 18 Cities* prepared by the Regional Task Force on the Homeless. Given that the expenditure of ESG funds can only occur in the Urban County, much of the discussion is focused on the Urban County.

#### 3.3.1 Nature and Extent of Homelessness

Throughout the nation, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of affordable housing, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the severely mentally ill.

The Census Bureau collected data for various components of the homeless population at different stages in the 1990 Census. "Shelter and Street Night" (S-Night) was a special census operation to count the population in four types of locations where homeless people are found. On the evening of March 20, 1990, and during the early morning hours of March 21, 1990, enumerators counted persons in pre-identified locations:

- Emergency shelters for the homeless population (public and private; permanent and temporary).
- Shelters with temporary lodging for runaway youths.
- Shelters for abused women and their children.
- Open locations in streets or other places not intended for habitation.

The 1990 Census indicated a total count of 1,073 homeless persons in the Urban County. An estimated 3,105 persons were homeless in 1999; shelter facilities are available for 149 persons while the remaining 2,956 persons or 95 percent of the homeless population, were unsheltered. For the HOME Consortium, approximately 91 percent of the 5,200 homeless persons were unsheltered. Table 3-17 indicates the number of sheltered and unsheltered homeless, by jurisdiction, for the Urban County and HOME Consortium.

San Diego County's homeless population is divided into two general groups: the urban homeless and the day laborers/farm workers (rural homeless). The urban homeless population is estimated at 8,000. More than 7,000 adult day laborers/farm workers live year-round in encampments and other makeshift arrangements throughout the County. These day laborers and farm workers are referred to as the rural homeless. Table 3-18 summarizes by jurisdiction the number of urban homeless and day laborers/farm workers for the Urban County and HOME Consortium.

**Table 3-17**  
**Homelessness: 1990 and 1999**  
**San Diego Urban County and HOME Consortium**

Jurisdiction	1990 Census	1999 Estimate	1999		
			Total Sheltered	Total Unsheltered	% Unsheltered
Coronado	0	0	0	0	0%
Del Mar	0	30	0	30	100%
Imperial Beach	0	45	0	45	100%
Lemon Grove	0	60	60	0	0%
Poway	45	210	0	210	100%
San Marcos	20	650	0	650	100%
Solana Beach	0	110	0	110	100%
Unincorporated	1,008	2,000	89	1,911	96%
Carlsbad	959	725	50	675	93%
Encinitas	1,125	300	20	280	93%
La Mesa	0	70	0	70	100%
Santee	0	150	0	150	100%
Vista	278	850	274	576	68%
<b>Urban County</b>	<b>1,073</b>	<b>3,105</b>	<b>149</b>	<b>2,956</b>	<b>95%</b>
<b>HOME Consortium</b>	<b>3,435</b>	<b>5,200</b>	<b>493</b>	<b>4,707</b>	<b>91%</b>
San Diego County	9,441	15,000	3,640	11,360	76%

Source: *Regional Homeless Profile* by the Regional Task Force on the Homeless, August 1999.

The August 1999 *Regional Homeless Profile* developed profiles of homeless populations by community. Following are descriptions of homeless populations for the seven participating cities, County unincorporated area, and five HOME Consortium cities.

- X *Coronado* - No homeless population has been identified within the City's boundaries, although persons appearing to be transient homeless are observed along portions of Silver Strand Boulevard. The city has reported that any persons in need of shelter assistance are referred or transported to San Diego.
- X *Del Mar* - The Task Force estimates a homeless population of 30 persons. There are no homeless services within the City's boundaries.
- X *Imperial Beach* - The Task Force estimates a homeless population of 45 persons, the majority of whom are day laborers or farmworkers. There are no homeless services in the City.

**Table 3-18**

**Estimated Homeless Populations by Urban and Rural: 1999**

### San Diego Urban County and HOME Consortium

Jurisdiction	Urban	Rural	Total
Coronado	0	0	0
Del Mar	10	20	30
Imperial Beach	20	25	45
Lemon Grove	50	10	60
Poway	10	200	210
San Marcos	50	600	650
Solana Beach	10	100	110
Unincorporated	300	1,700	2,000
Carlsbad	25	700	725
Encinitas	50	250	300
La Mesa	50	20	70
Santee	50	100	150
Vista	50	800	850
<b>Urban County</b>	<b>450</b>	<b>2,655</b>	<b>3,105</b>
<b>HOME Consortium</b>	<b>675</b>	<b>4,525</b>	<b>5,200</b>
San Diego County	8,000	7,000	15,000

Source: *Regional Homeless Profile* by the Regional Task Force on the Homeless, August 1999.

- X *Lemon Grove* - The Task Force estimates an urban homeless population of 50 and a day laborer/farmworker population of 10 in Lemon Grove. Most are enrolled in local neighborhood residential recovery programs.
  
- X *Poway* - The Task Force estimates a homeless population of approximately 210 persons within Poway. Almost all are day laborers and farm workers, and are unsheltered. They primarily reside in small camps, located on the edges of private property, and their numbers increase slightly in the spring and summer months. Most are employed through agricultural, gardening, and construction projects frequently available from local residents and landowners. All are single men. An estimated 20 encampments remain in Poway, each with four or five persons. Only a few persons in the homeless population are urban homeless.
  
- X *San Marcos* - The Task Force estimates a homeless population of 50 urban persons as well as 600 farm workers and day laborers. There are no homeless services within the City's boundaries.
  
- X *Solana Beach* – The Task Force estimates that 110 homeless people live in Solana Beach, primarily in Fletcher Cove Beach Park. While encampments of homeless farm workers and day laborers reside in the neighboring jurisdictions of Encinitas and Carlsbad, there are no agricultural activities within Solana Beach.

- X *County Unincorporated Area* - The County unincorporated area contains an estimated 300 urban homeless persons and 1,700 rural farm workers and day laborers. Communities with the greatest concentrations of homeless persons include Bonsall, Pala, Valley Center, Santa Ysabel, Campo and Ramona.
- X *Carlsbad* - The Task Force estimates a homeless population of 25 urban and 700 rural farm workers and day laborers residing in approximately 17 encampments within the City.
- X *Encinitas* - The Task Force estimates a homeless population of 300 persons, most of whom are farmworkers and day laborers. The City operates a “Private Property Cleanup Assistance Program”, through which visible outdoor encampments are abated weekly. As a result, farm workers and day laborers are commonly crowded into apartment units. While these people are reasonably described as “near homeless”, they do not meet the narrow definition of being homeless.
- X *La Mesa* – The Task Force estimates a homeless population of 50 urban and 20 farm worker/day laborers. The City of La Mesa estimates that there are 34 homeless individuals in the City.
- X *Santee* - Homeless population is estimated at 150 persons, mostly farm workers and day laborers who are unsheltered. Chronically homeless persons most often find refuge in and near parks and along the riverbed.
- X *Vista* - Homeless population is estimated at 850 persons, mostly farm workers and day laborers.

### 3.3.2 Homeless Subpopulations

The homeless population in San Diego County can be categorized into two broad groups: urban homeless (sometimes referred to as “traditional homeless”), and farm workers and day laborers, who primarily occupy the hillsides, canyons, and fields of the northern regions of the County. The *Regional Homeless Profile* estimated that the homeless in San Diego County numbered at least 15,000 persons in 1999, with approximately 8,000 being the urban homeless and 7,000 being resident farmworkers and day laborers. This does not include thousands of undocumented workers who migrate into the County to work for a short period of time or continue northward through the state. In previous Regional Homeless Profiles, the day laborer/farm worker group was referred to as the “rural homeless.” In recent years, this group has shifted from working in agriculture to a broader base of employment.

#### A. Homeless Individuals

Single adults comprise about 64 percent of the urban homeless population. Approximately 88 percent of the single adults are men. Most of the 5,100 individuals are between 27 and 40 years old. Twenty percent of them have been homeless for more than four years. Women, either alone or as single

heads of households, represent about eight percent of the estimated 8,000 urban homeless. There are approximately 600 single adult women.

## **B. Youth on Their Own**

There are about 800 chronically homeless youth residing in San Diego County at any given time. An “invisible population”, they tend to concentrate in urban areas where they easily blend with other youth. A high proportion use drugs and/or alcohol, and many sell drugs and/or turn to “survival sex” to meet their basic needs. Countywide, 191 beds are set-aside for homeless youth on their own. On any given night, there may be between 1,500 and 2,000 teenage runaways in San Diego County. Most are from local homes. Except for those from Latin America, almost all return home after a few days and are not considered homeless.

## **C. Homeless Families**

Approximately 2,100 family members make up at least a quarter of the urban homeless population in the region. Nationally, they are believed to comprise a third of the homeless population. The majority of homeless families are headed by single women. Studies conclude that about half are victims of domestic violence. A third of homeless mothers were abused as children. Compared to poor but housed women, these mothers are more likely to have problems with substance abuse and/or be involved with men who abuse drugs and alcohol. In recent years, the number of single male parents with children seeking shelter has increased. Homeless children have a number of development, behavioral, and emotional problems; they also suffer from a variety of physical disorders. There are 835 permanent shelter beds set aside for family members throughout the County. Most of these are transitional shelter beds that allow families longer stays so that they may gain financial and emotional stability.

## **D. Veterans**

Because of the large military presence in San Diego, homeless veterans are more significantly represented here than in most other American cities. An estimated 2,000 homeless veterans reside in the County, which is about 40 percent of San Diego’s urban single homeless men. The average age of homeless veterans is 40. The majority report having completed high school. Substance abuse is common; 80 percent reportedly have drug and alcohol-related problems.

## **E. Homeless Persons with Severe Mental Illness**

Mental illness often accompanies homelessness. Not only can homelessness be a consequence of mental illness, a homeless life may also cause and exacerbate emotional problems. According to the Task Force, there are about 1,900 severely mentally ill homeless persons in San Diego County, representing about 24 percent of the urban homeless. More than half of the severely mentally ill are White; 70 percent are male. The average age of the homeless population is 30. Most have completed high school, and many have some college education. Many are episodically homeless. According to local mental health officials, only two-thirds of the homeless suffering from schizophrenia or major



depression are receiving treatment. The remaining third have no contact with medical professionals and do not receive prescribed medication. In addition to those who are severely mentally ill, others suffer from anxiety, phobic disorders, and other milder forms of mental illness that often result from the stress of homelessness. Up to half of the homeless mentally ill population is believed to be abusing drugs and/or alcohol.

There are 157 shelter beds reserved for severely mentally ill persons throughout the County. Many severely mentally ill persons are able to gain entry to general shelters for short stays between episodes of acute mental illness. On the other hand, mentally ill homeless persons, particularly those who exhibit chemical dependency, continue to constitute the largest group among the chronically unsheltered homeless population.

#### **F. Homeless Persons with Alcohol/Drug Abuse Problems**

Significant segments of the urban homeless population have a history or a practice of substance abuse. Substance abuse can be both a cause and a result of homelessness. Based on multiple studies completed in the last decade, at least a third of the adult homeless population suffers from chronic alcoholism. A smaller portion, approximately 10 percent, of homeless persons have chronic involvement with drugs other than alcohol. Based on the estimate that half of homeless adults abuse substances, there may be 1,900 to 2,000 adult urban homeless persons in San Diego County who abuse alcohol. Another 600 or so may abuse drugs other than alcohol. Prevalence rates are highest among minority men, followed by African-American women and White men. In general, substance abuse problems are less prevalent among homeless women than among homeless men. The majority of homeless men who abuse drugs are in their late teens and twenties.

Based on the estimate that 65 to 80 percent of all homeless adults suffer from chronic alcoholism, drug addiction, severe mental illness, or some combination of the three, there may be 3,800 to 4,700 homeless persons with one or more of these conditions. Half of the severely mentally ill homeless persons in San Diego County are believed to abuse drugs and/or alcohol (persons often referred to as "dually diagnosed.") Furthermore, mentally ill homeless persons commonly use illegal drugs or alcohol as a substitute for medication. Table 3-19 summarizes the estimated distribution of homeless persons with substance abuse and/or mental illness.

**Table 3-19**

**Prevalence of Alcohol/Drug Abuse, and Severe Mental Illness Among  
the Adult Urban Homeless Population Outside the City of San Diego  
(South Bay, East County, North County, and all Unincorporated Areas)**

<b>Category</b>	<b>Estimated Persons San Diego County</b>	<b>Estimated Persons Urban County</b>
Urban homeless adults	5,900	1,100
Currently abusing alcohol	1,900 - 2,000	353 - 373
Have current or past alcohol problems	2,300 - 2,400	429 - 447
Currently abusing drugs other than alcohol	600	110
Severely mentally ill and/or abusing drugs or alcohol	3,800 - 4,700	708 - 876

Source: Regional Homeless Profile, Regional Task Force on the Homeless, August 1999.

## **G. Homeless Persons Suffering Domestic Violence**

Many single women and women with children become homeless as the result of escaping physical abuse in the home. According to the Task Force, approximately half of all homeless women are believed to be victims of domestic violence. With an estimated 500 adult single homeless women and at least 450 to 500 homeless mothers with children, there are about 500 homeless women in the County each day who are domestic violence victims. It is estimated that there are 200 victims of domestic violence outside the City of San Diego.

Once women are homeless and living on the streets, they become particularly susceptible to rape and battery. Homeless women, therefore, often require additional counseling to work through psychological impairment from physical abuse to transition into the mainstream.

## **H. Homeless Persons Infected with HIV/AIDS**

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15 percent of homeless persons in urban areas may be HIV infected. In San Diego County, with an adult urban homeless population of 5,900, this indicates that about 900 urban homeless persons in the County may be HIV infected. Similarly, of the 1,100 adult homeless outside the City of San Diego, 165 may be HIV infected.

Homeless people living with HIV/AIDS experience rapid declines in their immune systems and are more likely to develop infections as the result of their living situations. Homeless youth are particularly at risk of infection from participating in prostitution and sharing needles as drug users.

### **3.3.3 Needs of Persons Threatened with Homelessness**

The "at-risk" population is comprised of lower-income families and individuals who, upon loss of employment, would lose their housing and end up residing in shelters or becoming homeless. Lower-income families, especially those earning Extremely Low Income, are considered to be at risk of becoming homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In more severe cases some families pay more than 50 percent of their income for housing. According to the 1990 Census (Table 3-14), 73 percent of the Urban County's Extremely Low Income renter-households and 50 percent of the Extremely Low Income owner-households were paying more than 50 percent of their income on housing. These households are most at-risk of becoming homeless.

The at-risk population also includes individuals who are in imminent danger of residing in shelters or being unsheltered. This is primarily due to the lack of access to permanent housing and the absence of an adequate support network, such as a parental family or relatives in whose homes they could temporarily reside. These individuals, especially those being released from penal, mental or

substance abuse facilities, require social services that help them make the transition back into society and remain off the streets. Needed services include counseling, rental assistance, and job training/assistance.

Another at-risk population group includes those currently in foster care and who may become homeless when they reach 18 years of age. Rental assistance and job preparation/placement are the most effective ways to prevent homelessness among this group.

### **3.3.4 Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness**

#### **Homeless Prevention**

Prevention activities can be described as two broad areas: economic support and provision of services. Economic support provided by the community to prevent homelessness includes Temporary Assistance to Needy Families (TANF) also known as CalWORKS, General Relief for single adults (GR), and Supplemental Security Income (SSI).

The County's health and social service delivery system was regionalized into six geographic service areas. This geography-based service delivery system emphasizes community prevention and diversion programs. Through county-run Family Resource Centers or in collaboration with non-profit organizations, "core" services such as child welfare, assistance eligibility determination, and in-home supportive services are provided.

As part of the County's welfare reform efforts, the San Diego Work Force Partnership has coordinated a job training services plan for Welfare-to-Work participants. This is the first line of defense to prevent homelessness.

To prevent eviction and resolve landlord/tenant disputes, jurisdictions provide funding for fair housing services, including discrimination counseling, mediation, and dispute resolution services. Consumer credit counseling and emergency rent and security deposit programs are also resources designed to prevent homelessness.

#### **B. Emergency Shelter and Transitional Housing Facilities**

Emergency shelters offer temporary overnight sleeping accommodations for up to a month. Case management is sometimes available to clients. Currently, there are no emergency shelters operating as permanent programs in the Urban County. For the East County area, there are four emergency shelters (23 beds) located in El Cajon. For the North County coastal area, there are four emergency shelters (49 beds) in Oceanside and one emergency shelter (10 beds) in Encinitas. For the North County inland area, there are four emergency shelters (48 beds) in Escondido.

Transitional shelters offer housing, case management, and support services to return people to independent living as soon as possible, often within six months and usually not longer than twenty-

four months. Within the Urban County, four transitional shelters operate permanent programs – Freedom Ranch, KIVA Residential, New Connections, and Options for Recovery. These facilities specialize in treating substance abuses and are described in Subsection E, Drug and Alcohol Rehabilitation Services, below.

Winter shelter programs accommodate the higher demand for shelter during the colder months. Escondido’s winter shelter program can accommodate up to 50 persons. Clients at three shelter sites in the City of San Diego, two in North County, and one in East County receive health care and mental health services through special outreach from the County of San Diego’s Health and Human Services Agency. In addition, the County Cold Weather Shelter Voucher Program shelters families, disabled and elderly persons in motels throughout the County.

Single adults and family members receive warm meals and overnight accommodations through the special efforts of faith congregations participating in the Interfaith Shelter Network. Located in “branches” in every region of the County, this program shelters about 80 persons each evening from late fall through early spring.

### **C. Daytime Facilities**

Day shelters provide daytime support services in a safe environment. Some of the day shelters are for persons with severe mental illness or recovering from substance abuse. Within the San Diego Urban County, there is one day shelter located in Ramona. Mental Health Systems, Inc. operates the North Rural Regional Recovery Center for substance abuse treatment. The Metropolitan Area Advisory Committee (MAAC) operates a facility in the North County area which provides prepared meals and case management services for the homeless.

### **D. Voucher and Rent Subsidy Programs**

The Emergency Food and Shelter Program (EFSP) provides funds for participating homeless agencies to supplement their shelter and meal programs, especially during the winter. Funds are also used to rent motel rooms for personal emergencies, usually involving homeless families.

The County Cold Weather Shelter Voucher Program shelters families, disabled and elderly persons in participating motels throughout the county. This program has the capability to respond to the shelter needs of an average of 100 persons each evening throughout the winter months.

### **E. Drug and Alcohol Rehabilitation Services**

Homeless alcoholics or drug addicts considering recovery face difficult circumstances; throughout San Diego County, there are only 18 emergency detoxification beds. However, for those who are able to overcome the first hurdle of achieving and maintaining sobriety, there is a countywide inventory of 581 transitional shelter beds for homeless recovering from alcohol and/or drug dependency. The following facilities are located in the Urban County:

- X **Freedom Ranch**, located in Campo (Unincorporated County), provides residential alcohol and drug treatment programs for adult men; its capacity is 24 men with a maximum stay of four months.
- X **McAlister Institute for Treatment and Education (M.I.T.E.)/KIVA Residential**, located in Lemon Grove, provides substance abuse treatment for families with children; its capacity is 40 persons with a maximum stay of six to nine months. The purpose of the program is substance abuse recovery and homeless clients are served.
- X **M.I.T.E./New Connections**, located in Lemon Grove, provides substance abuse treatment for adult men; its capacity is 12 persons with a maximum stay of three months.
- X **M.I.T.E./Options for Recovery**, located in Lemon Grove, provides substance abuse treatment for families with children; its capacity is 45 persons with a maximum stay of six to nine months. The purpose of the program is substance abuse recovery and homeless clients are served.
- X **Mental Health Systems Inc./North Rural Regional Recover Center**, located in Ramona, provides substance abuse recovery and prevention services. In addition to individual counseling, there are “clean and sober” events, and 12-step and other daily group meetings.

## **F. Other Services**

The following are some of the organizations that serve homeless persons in the Urban County:

- X **Mental Health:** The County Health and Human Services Agency provides a variety of mental health services, including homeless outreach services. The homeless outreach teams make street contacts and work through other agencies and providers to assist the homeless who are in acute need of services. The objective is to get the clients the funding, shelter, and basic needs for which they are eligible.
- X **Health Care:** The East County Community Clinics, North County Health Services (Ramona and San Marcos clinics), and the Inland Empire Community Health Center in Fallbrook provide primary health care and case management services for the homeless.
- X **Emergency Food/Clothing:** The Salvation Army Back Country’s Descanso Family Services provides emergency food and clothing, as well as case management services for the homeless.
- X **AIDS/HIV:** As the number of HIV/AIDS cases increases in San Diego County, more organizations are beginning to provide housing services for patients without adequate shelter. Housing counseling and/or shelter are provided by the following organizations in San Diego County: County Health and Human Services Agency Office of AIDS

Coordination, Being Alive - San Diego, Fraternity House, and Episcopal Community Services.

- X **Domestic Violence:** A number of homeless women are victims of domestic violence and sexual assault. The Center for Women's Studies and Services/Project Safehouse provides safe shelter and case management for women in such circumstances. The YWCA Women in Transition Program also provides shelter and case management for women but admission into the YWCA program is open to all women (not just victims of domestic violence).
- X **Runaway Youth:** Homeless youth are typically runaways who have fled intolerable home conditions. The YMCA Juvenile Crisis Program provides emergency shelter and individual and family counseling for homeless youths. Youth from outside the County are returned home by bus through a voucher system.
- X **Persons Released from Prison:** This group can have emergency housing needs. Community Connection Resource Center provides comprehensive supportive and employment services for ex-offenders to break the cycle of crime and incarceration. Referrals for emergency shelter are administered by the Resource Center.
- X **Employment:** Securing employment is an important step for homeless persons returning to independence. A large proportion of homeless persons, particularly women, lack skills to obtain employment that pays well enough to support themselves and their families. The San Diego Regional Occupational Program (ROP) provides tuition-free entry level and advanced training to students and adults aged 16 and older. ROP offers more than 350 different courses throughout the County and typically serves 38,000 students a year.

### 3.3.5 Continuum of Care Gap Analysis

The Housing and Community Development Needs Survey conducted as part of this Consolidated Plan development also assessed community concerns on the provision of homeless facilities and services. Respondents to the survey rated the need for homeless facilities and services as follows:

Homeless Facilities and Services	Residents	Service Providers	Participating Jurisdictions
Emergency Shelter	Medium	Medium-High	High
Transitional Housing	Low-Medium	Medium-High	High
Permanent Housing	Low-Medium	Medium-High	Medium
Job Training	Medium	Medium-High	High
Case Management	Medium	Medium-High	High
Child Care	Medium	Medium-High	Medium
Life Skills Training	Medium	Medium-High	High
Mental Health Care	Medium	Medium-High	Medium

Substance Abuse Treatment	Medium	Medium-High	Medium
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Homelessness is a regional issue that requires a regional solution. In addition to administering its entitlement ESG funds, the Urban County also participates in the San Diego Regional Continuum of Care Council (Regional Council) to address homeless needs. The Regional Council addresses homeless issues throughout the San Diego region. Each year in response to HUD funding, two major applications for homeless assistance are prepared in the region: one for the City of San Diego and one for the remainder of the County.

The vision of the Regional Council is to alleviate homelessness by providing quality services to homeless families and individuals that move them from homelessness to self-sufficiency and ultimately, independent living. The San Diego Regional Continuum of Care system includes these components: prevention, outreach/assessment, emergency shelter, transitional housing, permanent supportive housing, supportive services, and permanent housing. As part of the Regional Council's Continuum of Care Strategy, the Council identifies the service and facility gaps in assisting the homeless. The Continuum of Care Gap Analysis presented in Table 3-20 covers the entire County outside the City of San Diego.

**Table 3-20**  
**Gap Analysis**  
**San Diego Regional Continuum of Care Council**

Continuum of Care: Gaps Analysis - Individuals				
Beds/Units	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	1,359	58	1,301	Med
Transitional Housing	4,611	435	4,176	High
Permanent Housing	1,380	165	1,215	High
Total	7,350	658	6,692	
Estimated Supportive Services Slots				
Job Training	5,539	650	4,889	High
Case Management	6,275	650	5,625	High
Substance Abuse Treatment	600	235	365	High
Mental Health Care	400	145	255	High
Housing Placement	5,726	300	5,426	Med
Life Skills Training	6,400	507	5,893	Low
Estimated Sub-Populations				
Chronic Substance Abusers	600	235	365	High
Seriously Mentally Ill	400	145	255	High
Dually-Diagnosed	60	34	26	High
Veterans	400	54	346	High
Persons with HIV/AIDS	48	36	12	Low
Victims of Domestic Violence	80	25	55	High
Youth	350	39	311	Med

**Table 3-20**  
**Gap Analysis**  
**San Diego Regional Continuum of Care Council**  
**(Continued)**

<b>Continuum of Care: Gaps Analysis - Persons in Families with Children</b>				
Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	150	72	78	Med
Transitional Housing	770	637	133	High
Permanent Housing	230	25	205	High
Total	1,150	734	416	
Estimated Supportive Services Slots				
Job Training	926	400	526	High
Case Management	1,038	734	304	High
Child Care	0	0	0	
Substance Abuse Treatment	200	113	87	High
Mental Health Care	100	0	100	High
Housing Placement	926	600	326	Med
Life Skills Training	800	375	425	Low
Estimated Sub-Populations				
Chronic Substance Abusers	200	113	87	High
Seriously Mentally Ill	100	0	100	High
Dually-Diagnosed	20	0	20	High
Veterans	45	0	45	High
Persons with HIV/AIDS	12	0	12	Low
Victims of Domestic Violence	120	86	34	High



## 3.4 Public and Assisted Housing Needs

### 3.4.1 Housing Authority of the County of San Diego

#### A. Public and Assisted Housing Projects

The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 120 units. These developments were recently modernized to be ADA and Section 504 compliant. There are no County-operated public housing projects in the Urban County (unincorporated area and seven participating cities). In addition, HACSD also owns four assisted housing projects (65 units) funded through a variety of programs, including the FmHA Section 515 program. Public and assisted housing projects owned by HACSD are committed as long-term affordable housing. Table 3-21 lists the public and assisted housing projects owned by HACSD.

There are 2,409 households on the waiting list for public housing; 502 elderly households (21 percent) and 1,907 family households (79 percent). Given the inventory of only 120 public housing units administered by HACSD, the need for subsidized housing far exceeds the resource.

**Table 3-21**  
**Public and Assisted Housing**  
**Housing Authority of the County of San Diego**

Housing Development	Type	Total Units/	Management Company
<b>Public Housing</b>			
Melrose Manor 1678 Melrose Avenue, Chula Vista	24 Family	24	Interfaith Housing
Towncentre Manor 434 F Street, Chula Vista	58 Senior/ Disabled	59	Interfaith Housing
Dorothy Street Manor 778 A Dorothy Street, Chula Vista	22 Family	22	Interfaith Housing
L Street manor 584 L Street, Chula Vista	16 Family	16	Interfaith Housing
<b>Assisted Housing</b>			
Firebird Manor 438 Firebird Lane, San Marcos	38 Farm Workers	38	Hyder & Co.
Chinaberry 240 Chinaberry, San Marcos	Family	12	Griswold
Las Casitas 859-863 Vera Street, Solana Beach	Family	3	Griswold
Grand Avenue 525 Grand Avenue, Spring Valley	Family	12	Griswold

Housing Authority of the County of San Diego, October 1999.

#### B. Tenant-Based Rental Housing Assistance

The County of San Diego offers a variety of rental assistance programs for lower income residents. As of July 30, 1999, 9,315 households were receiving assistance through HACSD. Table 3-22 summarizes the household characteristics of public housing tenants and recipients of rental assistance programs administered by HACSD. As shown, approximately 28 percent of the recipients were elderly-headed households, approximately 26 percent of the recipients were disabled households while 46 percent were family households. As of December 31, 1999, 20,151 households are on the waiting list for assistance.

**Table 3-22**  
**Summary of Household Type**  
**Housing Authority of the County of San Diego**

<b>Program</b>	<b>Elderly</b>	<b>Disabled</b>	<b>Family</b>	<b>Total</b>
Certificate	1,390	1,307	1,465	4,162
Vouchers	1,017	804	2,281	4,102
Port-ins (*)	104	82	361	547
Moderate Rehabilitation	18	35	143	196
Public Housing	56	2	63	121
Del Mar	4	1	2	7
Shelter Plus Care	0	102	0	102
HOME American Lung Assoc.	0	2	0	2
HOPWA	0	76	0	76
Total	2,589	2,411	4,315	9,315
Percent of Total	27.8%	25.9%	46.3%	100.0%

Note: (\*) "Port-ins" are participants from other housing authorities that have moved into the San Diego Housing Authority jurisdiction. Section 8 vouchers for these tenants will be administered by the County Housing Authority.

Source: Housing Authority of the County of San Diego, July 30, 1999.

Table 3-23 summarizes the household characteristics of applicants on waiting lists for Section 8 assistance and Public Housing administered by HACSD. As shown, approximately 11 percent of the applicants are elderly households, 26 percent are headed by disabled persons, and the remaining 64 percent are family households. Given the long waiting list, it is evident that the need for rental assistance in the County is extensive. As illustrated in the *Housing and Community Development Needs Survey*, both the residents and service providers, respectively, identified rental assistance as a Medium and Medium-High priority need.

**Table 3-23**  
**Applicants on Section 8 and Public Housing Waiting List by Household Type**  
**Housing Authority of the County of San Diego**

Program	Elderly	Disabled	Family	Total
Section 8	1,897	4,573	11,494	17,964
	10.6%	25.5%	64.0%	100.0%
Section 8 (with Local Preference)	2,172	2,172	6,396	9,471
	9.0%	23.1%	68.0%	100.0%
Public Housing	493	N/A	1,823	2,316
	21.3%		78.7%	100.0%

Source: Housing Authority of the County of San Diego, July 30, 1999.

### 3.4.2 Assisted Housing Units at Risk of Converting to Market Rate

In addition to public and assisted housing directly owned by HACSD, the County provides affordable housing opportunities to low and moderate income households through a variety of funding programs. These include the County Density Bonus programs and a variety of HUD-funded multi-family housing programs. Most of these programs provide financial and/or regulatory incentives to housing developers in order to facilitate the development of affordable housing. Typically, low-income use restrictions are placed on these developments for a period of time. This section assesses the extent of potential loss of affordable housing units due to expiration of deed restrictions or termination of subsidies. The assessment is focused on housing units that are administered by the HACSD and HCD. (The Housing Element of each Urban County and HOME Consortium jurisdiction contains a detailed inventory of assisted multi-family housing projects and an evaluation of the projects' potential conversion to market rate housing. Such information is incorporated by reference into this Consolidated Plan.)

#### A. County Density Bonus Units

Table 3-24 identifies the affordable housing units constructed under the County's Bonus programs. Low Income use restrictions on a total of 208 units in 16 housing developments are due to expire within the next five years. These include 71 housing units for seniors.

Affordable units achieved under density bonus provisions are at risk of converting to market rate. Since project owners do not typically receive any ongoing financial subsidy, there is no incentive for the owners to maintain these units as affordable housing.

**Table 3-24**  
**At-Risk County Density Bonus Units**

<b>Housing Development</b>	<b>Type</b>	<b>Total Units/ Restricted Units</b>	<b>Expiration</b>
1302 Helix Street Spring Valley	58 Senior	58 (total) 23 restricted	June, 2002
1228 Sumner Avenue El Cajon	48 Senior	48 (total) 19 restricted	June, 2001
1212 Persimmon Ave El Cajon	30 Family	30 (total) 6 restricted	June, 2000
1236 Persimmon Ave El Cajon	16 Family	16 (total) 3 restricted	June, 2001
1221 Oro Street El Cajon	31 Family	31 (total) 6 restricted	August, 2001
1123 Persimmon Ave El Cajon	8 Family	8 (total) 1 restricted	August, 2001
9345 Wintergardens Blvd Lakeside	16 Family	16 (total) 3 restricted	April, 2002
8881 Lamar Street Spring Valley	14 Family	14 (total) 3 restricted	September, 2002
121 North Ramona St. Ramona	52 Family	52 (total) 5 restricted	April, 2002
1133 Persimmon Ave El Cajon	14 Family	14 (total) 1 restricted	September, 2002
420 Smilax Road Vista	110 Family	110 (total) 22 restricted	June, 2003
240 East Fallbrook Fallbrook	75 Family	75 (total) 11 restricted	November, 2003
1219 Persimmon Ave El Cajon	48 Senior	48 (total) 18 restricted	September, 2005
212 East Fallbrook Fallbrook	27 Senior	27 (total) 11 restricted	May, 2002
10836 Calle Verde Casa de Oro	90 Family	90 (total) 36 restricted	April, 2002
9703 Wintergardens Blvd Lakeside	100 Family	100 (total) 40 restricted	May, 2004

Source: County of San Diego, Department of Housing and Community Development, October 1999.

## **B. Expiring Section 8 Contracts**

A total of 111 units in 11 projects were assisted under the HUD Section 8 Moderate Rehabilitation program. These rehabilitated units receive project-based Section 8 assistance and are reserved for very low income (up to 50% MFI) households. Section 8 contracts on these 111 units are due to expire within the next 10 years (see Table 3-25). Specifically, 79 of these units are at risk of losing their Section 8 assistance within this Consolidated Plan period.

Additionally, three projects were privately developed, but assisted with HUD-insured mortgage loans. Project-based Section 8 assistance was also provided to 100 units in these projects to maintain the units as affordable housing to very low income households with income up to 50% MFI (see Table 3-25). Long-term Section 8 contracts on these projects have already expired and are currently subject to annual renewals.

Due to the uncertain future of the Section 8 program at the federal funding level, HUD considers projects assisted with Section 8 contracts as at-risk of conversion to market rate.

As part of Congress' 1997 Balanced Budget Agreement, full funding has been committed to provide annual renewal of all expiring Section 8 contracts from FYs 1998 through 2002. In the short run, the affordability of Section 8 subsidized units would most likely be preserved if project owners choose to renew the Section 8 contracts. However, given the current market conditions, most property owners are unlikely to renew the contracts.

The *Multifamily Assisted Housing Reform and Affordability Act of 1997* provides a long-term solution to expiring Section 8 contracts. This act provides authority to HUD to operate a "mark-to-market" program to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. This bill also includes tax legislation to ensure that adverse tax consequences do not deter owners from participating in the program. In exchange for favorable tax treatment, owners would preserve units at rents affordable to low and moderate income households. Eligible projects include FHA-insured projects receiving Section 8 project-based assistance for some or all units, where rents exceed fair market rents.

## **C. Prepayment Eligible Projects**

The three Section 8 New Construction projects identified in Table 3-25 are also financed with HUD-insured mortgage loans under the Section 236(j)(1) program. This program provides preferential financing to private developers to facilitate the development of multi-family housing. In exchange, the owners are required to deed-restrict the units for low income uses for an extended period, usually as long as the mortgages are outstanding. However, at the end of the first 20 years, the owners may prepay the remaining mortgage and opt out of any affordability control. All three projects became eligible for prepayment in 1992-1993 and can now file for prepayment anytime.

Prepayment of Section 236 loans was regulated by the Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA). LIHPRHA offered additional financial incentives for property owners in exchange for an extended commitment to maintaining the projects as affordable housing. However, LIHPRHA ended in 1996, and property owners can now prepay at any time once the project is eligible for the 20-year prepayment option. Under HUD regulations, the property

owners are required to provide a six-month notice to tenants prior to opting out of the low income use restrictions. The 1998 California legislature passed AB 1701, requiring a nine-month notice to tenants.

**Table 3-25**

**Units with Expiring Section 8 Contracts**

**County Unincorporated Area**

<b>Housing Development</b>	<b>Type</b>	<b>Total Units/ Restricted Units</b>	<b>Expiration</b>
<b>Section 8 Moderate Rehabilitation</b>			
130 14th Street Ramona		32 Restricted	June, 2000
418 Grand Avenue Spring Valley	4 Family	4 (total) 4 restricted	September, 2000
12621 Lindo Lane Lakeside	4 Family	4 (total) 4 restricted	July, 2001
12653 Lindo Lane Lakeside	4 Family	4 (total) 4 restricted	September, 2001
12627 Lindo Lane Lakeside	3 Family	3 (total) 3 restricted	January, 2002
829 Grand Avenue Spring Valley	6 Family	6 (total) 6 restricted	November, 2002
9258 Birch Street Spring Valley	12 Family	12 (total) 9 restricted	January, 2004
437 Grand Avenue Spring Valley	15 Family	15 (total) 15 restricted	February, 2004
12606 Lakeshore Drive Lakeside	34 Family	34 (total) 28 restricted	November, 2007
2916/2918 Apricot Lane Spring Valley	2 Family	2 (total) 2 restricted	December, 2007
<b>Section 8 New Construction</b>			
528 De Luz Road Fallbrook	32 Family	32 (total) 28 restricted	Annual renewal
920 E. Mission Road Fallbrook	80 Family	80 (total) 22 restricted	Annual renewal
12219 Roberts Way Lakeside	45 Family 40 Senior	85 (total) 50 restricted	Annual renewal

Source: County of San Diego, Department of Housing and Community Development, October 1999.

## 3.5 Market Conditions

This section addresses characteristics of the housing supply in the San Diego Urban County and HOME Consortium, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

### 3.5.1 Housing Growth

Between 1990 and 1999, housing stock in the County increased by approximately 80,000 units for an increase of 8.4 percent. The greatest increase in housing occurred in the North County communities of San Marcos and Carlsbad. Very little housing growth occurred in built-out communities such as Del Mar, Imperial Beach, Lemon Grove, Solana Beach, and La Mesa. Table 3-26 summarizes housing growth for San Diego Urban County and the HOME Consortium.

**Table 3-26**  
**Housing Growth: 1990-1999**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Actual 1990</b>	<b>Estimated 1999</b>	<b>% Change 1990-1999</b>
Coronado	9,145	9,552	4.5%
Del Mar	2,514	2,578	2.5%
Imperial Beach	9,525	9,882	3.7%
Lemon Grove	8,638	8,855	2.5%
Poway	14,386	15,562	8.2%
San Marcos	14,476	17,657	22.0%
Solana Beach	6,346	6,466	1.9%
Unincorporated	137,589	149,743	8.8%
Carlsbad	27,235	32,129	18.0%
Encinitas	22,123	23,156	4.7%
La Mesa	24,154	24,841	2.8%
Santee	18,275	19,193	5.0%
Vista	27,418	29,500	7.6%
<b>Urban County</b>	<b>202,619</b>	<b>220,295</b>	<b>8.7%</b>
<b>HOME Consortium</b>	<b>321,824</b>	<b>349,114</b>	<b>8.5%</b>
San Diego County	946,240	1,026,142	8.5%

Sources: 1990 Census; State Department of Finance; and SANDAG 2005 Projections.

### 3.5.2 Housing Characteristics

#### A. Housing Type

Single-family housing accounts for nearly 60 percent of the County's housing stock. Substantially higher proportions of single-family units are found in Lemon Grove, Poway, and Encinitas. Multi-family housing is approximately 36 percent of the County's housing stock. Coronado and La Mesa are notable for their higher proportion of multi-family units; while at 14 percent, Poway has the smallest proportion of multi-family units. At 20 percent, San Marcos has the greatest proportion of mobile homes. However, the County unincorporated area has the largest number (14,447) of occupied mobile homes in the region; approximately 33 percent of all occupied mobile homes in the County are located in the unincorporated area. Table 3-27 summarizes housing type for San Diego Urban County and the HOME Consortium.

**Table 3-27**  
**Housing Type: 1999**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Total Units</b>	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Mobile Home</b>
Coronado	9,552	56.0%	43.9%	0.1%
Del Mar	2,578	62.6%	37.3%	0.2%
Imperial Beach	9,882	48.7%	48.4%	2.8%
Lemon Grove	8,855	73.5%	25.2%	1.3%
Poway	15,562	81.1%	14.3%	4.6%
San Marcos	17,657	54.0%	26.0%	20.0%
Solana Beach	6,466	64.5%	34.9%	0.5%
Unincorporated	149,743	71.5%	17.7%	10.8%
Carlsbad	32,129	65.9%	29.9%	4.2%
Encinitas	23,156	72.9%	23.9%	3.1%
La Mesa	24,841	51.5%	47.1%	1.5%
Santee	19,193	64.3%	23.5%	12.2%
Vista	29,500	55.4%	36.8%	7.8%
<b>Urban County</b>	<b>220,295</b>	<b>68.8%</b>	<b>21.7%</b>	<b>9.5%</b>
<b>HOME Consortium</b>	<b>349,114</b>	<b>66.2%</b>	<b>25.8%</b>	<b>8.0%</b>
San Diego County	1,026,142	58.9%	36.5%	4.6%

Source: State Department of Finance, January 1999.



## B. Tenure

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.

Slightly over half (54 percent) of the housing units in the County are owner-occupied. Notably higher proportions of ownership housing are found in the cities of Poway (78 percent), Santee (70 percent), and in the County unincorporated area (70 percent). Rental housing accounts for approximately 46 percent of the County's occupied housing stock. High proportions of rental housing units are found in the cities of Imperial Beach (71 percent) and in La Mesa (52 percent). Overall, homeownership is more prevalent in the Urban County and HOME Consortium than in the County as a whole (see Table 3-28).

**Table 3-28**  
**Housing Tenure: 1990**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>
Coronado	50.2%	49.8%
Del Mar	53.3%	46.7%
Imperial Beach	29.1%	70.9%
Lemon Grove	56.8%	43.2%
Poway	77.6%	22.4%
San Marcos	62.3%	37.7%
Solana Beach	61.8%	38.2%
Unincorporated	69.6%	30.4%
Carlsbad	62.2%	37.8%
Encinitas	61.9%	38.1%
La Mesa	48.2%	51.8%
Santee	70.4%	29.6%
Vista	53.9%	46.1%
<b>Urban County</b>	<b>66.0%</b>	<b>34.0%</b>
<b>HOME Consortium</b>	<b>63.2%</b>	<b>36.8%</b>
San Diego County	53.8%	46.2%

Source: 1990 Census

### 3.5.3 Housing Cost

#### A. Ownership Housing Cost

San Diego County offers a wide price range of single-family homes and condominium units (see Table 3-29). Median sales prices for single-family homes in July 1999 ranged from a low of \$137,000 in Lemon Grove to a high of \$580,000 in Del Mar. Median condominium sale prices also exhibit a wide price range from \$112,000 in Lemon Grove to \$579,000 in Coronado. The July 1999 median sale prices for Lemon Grove were lowest among the participating cities in both single-family and condominium units. The Countywide median was \$217,000 for single-family homes and \$138,000 for condominiums. In the unincorporated area, housing prices are the highest in the communities of Bonita and Jamul, but lowest in Spring Valley and in the rural areas.

**Table 3-29**  
**Housing Sales Price: July 1999**  
**San Diego Urban County and HOME Consortium**

Jurisdiction	Single-Family		Condominium	
	Units Sold	Median Price	Units Sold	Median Price
Coronado	17	\$515,000	17	\$579,000
Del Mar	36	\$580,000	16	\$293,500
Imperial Beach	17	\$161,000	8	\$175,000
Lemon Grove	36	\$137,000	2	\$112,000
Poway	87	\$275,000	8	\$170,000
San Marcos	84	\$190,000	20	\$135,000
Solana Beach	16	\$512,000	19	\$332,500
Carlsbad	97	\$322,000	88	\$180,000
Encinitas	86	\$362,000	41	\$187,000
La Mesa	74	\$205,000	26	\$121,000
Santee	56	\$190,000	36	\$117,000
Vista	146	\$195,000	29	\$118,000
Unincorporated Community	Single-Family		Condominium	
	Units Sold	Median Price	Units Sold	Median Price
Bonita	29	\$315,000	9	\$163,000
Bonsall	6	\$287,000	4	\$185,000
Fallbrook	75	\$220,000	5	\$129,500
Jamul	17	\$327,000	0	---
Lakeside	43	\$196,000	5	\$63,500
Ramona	52	\$220,000	4	\$122,000
Spring Valley	78	\$162,000	11	\$100,000
Rural Areas	6	\$167,000	2	\$160,000

Source: San Diego Union Tribune, [www.uniontrib.com](http://www.uniontrib.com), (market data for July 1999, the most recent information available in November 1999).

Note: Data are compiled using zip codes to approximate city boundaries. Slight margins of error exist in communities where zip code boundaries do not exactly correspond with city boundaries.

Housing affordability is dependent upon income and housing costs. Using updated income guidelines, current housing affordability in terms of homeownership can be estimated for the various income groups. According to the HUD income guidelines for 1999, the Median Family Income (MFI) in San Diego County is \$52,500. Median income for an Extremely Low Income household (0-30 percent MFI) is \$15,750, for a Low Income household (31-50 percent MFI) is \$26,250, and for a Moderate Income household (51-80 Percent MFI) is \$42,000. Note that these income levels assume a family of four persons; income categories are adjusted according to family size.

Assuming that the potential homebuyer within each income group has sufficient credit and downpayment (10 percent), and maintains affordable housing expenses (i.e. spends no greater than 30 percent of their income on the mortgage, taxes and insurance), the maximum affordable home prices can be determined. Table 3-30 demonstrates the purchasing power of these income groups defined above. Given the median home prices shown in Table 3-29, home ownership is beyond the reach of most Extremely Low and Low Income households, and Moderate Income households may only be able to afford condominium units or small-size single-family homes.

**Table 3-30**  
**Affordable Housing Costs by Income Category**

<b>Income Group</b>	<b>Median Income</b>	<b>Monthly Affordable Housing Cost</b>	<b>Property Taxes, Insurance</b>	<b>Affordable Mortgage Payment</b>	<b>Max. Affordable 30-Year Mortgage</b>	<b>Max. Affordable Home Price</b>
Extremely Low	\$15,750	\$394	\$150	\$244	\$36,600	\$40,700
Low	\$26,250	\$656	\$150	\$506	\$76,100	\$84,500
Moderate	\$42,000	\$1,050	\$200	\$850	\$127,800	\$142,000

Note: Calculation of affordable mortgage and home price based on a 7% interest rate, 10% downpayment, and Area Median Family Income of \$52,500 for 1999.

## **B. Rental Housing Cost**

As previously stated, renter-households account for 34 percent of occupied housing units in the Urban County and 37 percent in the HOME Consortium. Given the strong rental market, it is important to evaluate the affordability of the rental housing stock.

In 1998, average monthly rent for a two-bedroom apartment in the San Diego Region (including the City of San Diego) was \$685 per month. In order to meet the housing affordability guideline of rent not exceeding 30 percent of household income, an income of \$2,283 per month or \$27,400 per year would be required. This is slightly higher than the 1999 HUD income limit for Low Income households. Table 3-31 presents average rents for apartments in the San Diego Region. At 30 percent of gross monthly income, affordable rent for a Low Income household of 4 persons would be \$656 per month. According to HUD occupancy guidelines, a rental unit for a family of 4 persons must have at least two bedrooms. Only Imperial Beach and Lemon Grove have average rents below \$656 per month for a 2-bedroom unit; however, Santee and Vista have average rents that are only marginally higher. For Extremely Low Income households, the availability of affordable housing is even more limited.

**Table 3-31**  
**Average Apartment Rents: Spring 1998**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>Studio</b>	<b>1-bedroom</b>	<b>2-bedroom</b>	<b>3-bedroom</b>
Coronado	\$595	\$826	\$779	\$1,300
Del Mar	---	\$861	\$1,082	\$1,150
Imperial Beach	\$440	\$489	\$598	\$790
Lemon Grove	\$422	\$470	\$620	\$798
Poway	\$393	\$601	\$712	\$1,015
San Marcos	---	\$626	\$706	\$778
Solana Beach	\$652	\$720	\$835	---
Carlsbad	\$480	\$618	\$781	\$2,500
Encinitas	\$508	\$641	\$762	\$1,060
La Mesa	\$487	\$578	\$707	\$930
Santee	\$300	\$604	\$664	\$898
Vista	\$420	\$531	\$661	\$835
San Diego Region (*)	\$448	\$543	\$685	\$916

Note: (\*) Rental data for the San Diego Region includes the City of San Diego.

Source: San Diego County Apartment Association, 1998 Average Rental Rates by City.

### 3.5.4 Housing Condition

#### A. Age of Housing Stock

Many state and federal housing programs use the age of housing as a factor in determining rehabilitation needs. Table 3-32 presents the age of housing stock. An estimated 32 percent of housing units in the Urban County and HOME Consortium are at least 30 years old. Several communities have a majority of their housing older than 30 years – Coronado, Del Mar, Imperial Beach, Lemon Grove, and La Mesa. Given the income profile of residents in Coronado and Del Mar, the housing stock in these two communities is very well maintained. Housing rehabilitation needs, on the other hand, are prevalent in Imperial Beach, Lemon Grove, and La Mesa.

**Table 3-32**  
**Age of the Housing Stock: 1999**  
**San Diego Urban County and HOME Consortium**

<b>Jurisdiction</b>	<b>% 30+ years</b>	<b>Units 30+ years</b>	<b>Total Units</b>
Coronado	52%	4,991	9,552
Del Mar	59%	1,516	2,578
Imperial Beach	52%	5,165	9,882
Lemon Grove	64%	5,630	8,855
Poway	24%	3,784	15,562
San Marcos	10%	1,723	17,657
Solana Beach	28%	1,826	6,466
Unincorporated	31%	46,297	149,743
Carlsbad	16%	5,006	32,129
Encinitas	28%	6,493	23,156
La Mesa	59%	14,776	24,841
Santee	29%	5,630	19,193
Vista	25%	7,338	29,500
<b>Urban County</b>	<b>32%</b>	<b>70,932</b>	<b>220,295</b>
<b>HOME Consortium</b>	<b>32%</b>	<b>110,175</b>	<b>349,114</b>
San Diego County	39%	400,076	1,026,142

Sources: 1990 Census; State Department of Finance.

## **B. Lead-Based Paint Hazards**

### ***Health Hazard of Lead***

Lead poisoning is the number one environmental hazard to children in America today. Lead's health effects are devastating and irreversible. Lead poisoning is believed to cause IQ reductions; reading and learning disabilities; decreased attention span; and hyperactivity and aggressive behavior. The Center for Disease Control has determined that a child with a blood lead level of 15 to 19  $\mu\text{g}/\text{dL}$  is at high risk for lead poisoning and a child with a blood lead level above 19  $\mu\text{g}/\text{dL}$  requires full medical evaluation and public health follow-up.

Table 3-33 contains a list of the local, state, and federal agencies concerned with the childhood lead-poisoning problem and their services/resources (i.e. education, prevention, detection, treatment and abatement). The overall lead poison program is administered through the County of San Diego, Health and Human Services Agency (HHSA) - Child and Adolescent Health Program. Changes in the screening process and medical management have resulted in the formation of the Childhood Lead-Poisoning Prevention Program (CLPPP) within the County HHSA. The CLPPP Lead Coordinator will initiate the medical and environmental response once children with elevated blood lead levels are reported. A primary source of screening information and detection is conducted by the local Child Health and Disability Prevention Program (CHDP). Once an elevated blood lead (PbB) is reported, the Lead Coordinator oversees the medical/nursing case management by a Public Health Nurse

(PHN) and the residential inspection and abatement carried out by an Environmental Health Specialist (EHS).

**Table 3-33**  
**Childhood Lead Poisoning Agencies and Resources**

<b>Agency/Program/Position</b>		<b>Services/Resources</b>
<b>San Diego County Health and Human Services Agency</b>		
1. Child Health & Disability Prevention Program		▪ Blood Lead Testing Program
2. Childhood Lead-Poisoning Prevention Program (operated throughout State) Lead Coordinator  Public Health Nurse  Health Educator Environmental Health Specialist		▪ County to follow up to State Program  ▪ PbB Report Intake/Referral and Response Condition ▪ Lead Poisoning Follow-up ▪ Childhood Lead Case Management ▪ Medical Treatment ▪ Lead Poisoning Education ▪ Environmental Case Management ▪ LBP Inspection/Abatement
<b>California Department of Health Services</b>		
1. Child Health and Disability Prevention Program Director		▪ Local CHDP Coordination ▪ Policy Development
2. Childhood Lead Poisoning Prevention Branch Information Coordinator		▪ Identify lead poisoning through County programs and reports status LBP Cases on a Countywide basis
<b>National Center for Lead-Safe Housing</b>		
Director		▪ Information clearinghouse ▪ Technical Assistance ▪ LBP inspection research

### ***Estimating Number of Housing Units with LBP***

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of all lead-based paint on residential property was prohibited. National studies estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint and that older structures have the highest percentage of LBP.

In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about hazards. Properties more at risk than others include:

- Deteriorated units, particularly those with leaky roofs and plumbing; and
- Rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Table 3-34 estimates the number of housing units with LBP in the Urban County and HOME Consortium that may be occupied by Low and Moderate Income households. The HHSA representative emphasized that lead-poisoning can come from a variety of sources, including toys, furnishings, and fixtures.

**Table 3-34**  
**Number of Housing Units with LBP Occupied by**  
**Lower and Moderate Income Households**

<b>San Diego Urban County</b>					
<b>Year Units Built</b>	<b>No. of Units Occupied by Lower Income Households</b>		<b>Percent Units with LBP</b>	<b>Estimated No. of Units with LBP &amp; Occupied by Lower Income Households</b>	
	<b>Ext/Low &amp; Low (0-50% MFI)</b>	<b>Moderate (51-80% MFI)</b>		<b>Ext. Low &amp; Low (0-50% MFI)</b>	<b>Moderate (51-80% MFI)</b>
1960-1979	14,468	16,696	62% +/- 10%	8,970	10,352
1940-1959	1,053	1,560	80% +/- 10%	842	1,248
Before 1940	1,038	1,133	90% +/- 10%	934	1,020
Total Units	16,559	19,380		10,747	12,619
<b>San Diego HOME Consortium</b>					
<b>Year Units Built</b>	<b>No. of Units Occupied by Lower Income Households</b>		<b>Percent Units with LBP</b>	<b>Estimated No. of Units with LBP &amp; Occupied by Lower Income Households</b>	
	<b>Ext. Low &amp; Low (0-50% MFI)</b>	<b>Moderate (51-80% MFI)</b>		<b>Ext. Low &amp; Low (0-50% MFI)</b>	<b>Moderate (51-80% MFI)</b>
1960-1979	20,000	32,180	62% +/- 10%	12,400	19,952
1940-1959	1,357	2,467	80% +/- 10%	1,086	1,974
Before 1940	1,314	1,738	90% +/- 10%	1,183	1,564
Total Units	22,671	36,385		14,668	23,489

Sources: CHAS Data Book, 1993, Table 9.

## 3.6 Barriers to Affordable Housing

Market and governmental factors may pose constraints on the provision of adequate and affordable housing. The Housing Element of each jurisdiction within the Urban County and HOME Consortium is required to provide a detailed assessment of constraints and to develop strategies to mitigate constraints identified. This section discusses the market and governmental factors that generally impact the Urban County and HOME Consortium.

### 3.6.1 Market Constraints

#### Land Costs

Residential land prices contribute significantly to the cost of new housing. In 1998, raw land and infrastructure improvement costs in the San Diego region accounted for 37 percent of the total development cost for a single-family house, according to *the Regional Housing Needs Statement* (RHNS) by SANDAG. Land prices vary from community to community, with costs in coastal communities being significantly higher than those in non-coastal communities.

#### Construction Costs

Construction and land costs have pushed up the cost of housing greatly, making homeownership unattainable for many households. These costs are relatively constant across the region. In 1998, housing construction costs in the San Diego region ranged from \$38 to \$50 per square foot, accounting for 33 percent of the total single-family housing costs.

#### Availability of Financing

Financing the planning and construction of a development is a major component of the cost of housing, making interest rates an important factor in determining the affordability of housing. Additionally, the availability of home purchase financing to underserved areas and groups may also affect the supply and demand of housing.

In 1998, the Home Mortgage Disclosure Act (HMDA) reports documented a total of 57,228 applications for conventional home purchase loans in San Diego County. Sixty-eight percent of all applications resulted in *loans originated* (approved by lenders and accepted by applicants). However, in moderate income (50-80%) tracts, the percentage of applications which resulted in loan originations was 60 percent, and in low income (<50%) census tracts the loan origination rate was only 52 percent. By comparison, 70 percent of all applications in upper income (100-120%) census tracts resulted in loan originations.

Low income applicants had the highest denial rate for conventional mortgage loan applications. About 25 percent of the applications filed by low income (<50%) households were denied, compared to 18 percent for moderate income households (51%-80%) and 10 percent for above-moderate income (>80%) households.



### 3.6.2 Governmental Constraints

#### A. Land Use Controls

##### **Inadequate Amount**

A significant barrier to affordable housing is the lack of sufficient number of appropriately located sites which are designated for higher density residential development and would typically yield lower cost housing.

According to SANDAG estimates, the Urban County may have about 875 acres of vacant multi-family residential land remaining and the HOME Consortium may have 1,326 acres of such land remaining. These amounts of vacant land represent just 11 percent of total residential vacant land in the Urban County and 0.2 percent in the HOME Consortium. Much of the vacant multi-family residential land is concentrated in the cities of San Marcos, Santee, and Vista, as well as in the unincorporated areas.

##### **Appropriate Location**

The lack of higher density residential zoning in some communities where it is needed and appropriate, prevents affordable housing from being constructed in those areas. Additionally, the “Not In My Backyard” (NIMBY) attitude is becoming increasingly prevalent.

##### **Use Permit Requirements for Group Homes**

Group homes for six people or fewer are permitted by right as a regular residential use. Group homes for more than six people however, are typically required to obtain a Conditional Use Permit (CUP). The CUP requirements for group homes are, on occasion, difficult to meet and therefore, hinder the development of such facilities. Also, public hearings are typically required for the CUP approval process. Such hearings often lengthen the process of permit approval.

#### B. Building Code and Its Enforcement

Most cities adopt the Uniform Building Code (UBC) to protect the public health and safety. However, the application of standard codes to certain special situations may constrain the development of housing for persons with special needs. Specifically:

##### **Farmworker Encampments**

Affordable safe and sanitary housing is not available to farmworkers and day laborers who tend to earn extremely low incomes. According to the *Regional Homeless Profile*, the County of San Diego has 100-150 worker camps throughout the County, primarily in rural areas. These encampments

range in size from a few people to a few hundred in the North County and north San Diego City regions. The camps are frequently located in fields, hillsides, canyons, ravines, and riverbeds.

Code enforcement “sweeps” of the encampments typically result in people moving from one canyon to another. There is a need to establish nontraditional but acceptable safety standards for temporary, transitional, and permanent housing for farmworkers and day laborers. In an effort to encourage the development of safe housing for farmworkers, the County sponsors a farmworker fee waiver program for worker housing that meets code requirements.

### **Rural Communities**

Rural communities frequently provide affordable housing to lower income households in dwelling units built without building permits. Strict code enforcement usually results in the loss of such units.

## **C. Development Fees**

Development impact fees are charged to a new development to pay for the necessary local infrastructure to serve the development. All jurisdictions in San Diego County charge development impact fees for a variety of local facilities. The average amount of development impact fees charged in San Diego County for a single-family home is more than \$15,000, a substantial increase from \$2,411 in 1980. The increase in fees is due largely to the establishment of Proposition 13 in 1978, which reduced local government’s ability to increase revenue from property taxes and left many jurisdictions trying to recover local planning and processing costs through a fee structure. According to the SANDAG’s RHNS, average development impact fees per square foot for a prototypical project ranged from \$2.52 in Lemon Grove to \$11.75 in Carlsbad in 1998.

## **D. Growth Management**

In 1988, voters in all jurisdictions of San Diego County approved Proposition C, which encourages a regional approach to managing growth. The Regional Growth Management Strategy (RGMS) was developed in response to the passage of Proposition C and the need for coordination among the 19 jurisdictions in San Diego County. The RGMS incorporates the regional share goals contained in the Regional Housing Needs Statement. The actions to attain these goals are implemented through actions of the local jurisdictions and are consistent with the goals of the respective Housing Elements. A number of cities have adopted a variety of policies and approaches in response to growth related issues:

- **Carlsbad** - *By ballot measure approved in 1986, the citizens of Carlsbad established a facilities-based growth management plan. The ballot measure fixed the number of future residential units allowed in the city.*
- **Encinitas** - *The General Plan includes an annual residential building limitation along with growth management policies and guidelines.*

- **Poway** - *In 1988, the voters of Poway adopted an initiative to require voter approval for any general plan amendment or zone change that would increase the density permitted in the rural residential areas.*
- **San Marcos** - **The city has adopted a Public Facilities Plan approach to development, where area-wide improvements have to be put in and/or fees paid before development can occur.**
- **Solana Beach** - *Proposition CC passed in 1998 requires voter approval of projects that meet certain thresholds established for project size, increase in building area, and increase in traffic.*
- **County** - *The County's Growth Management Program establishes a framework for addressing the most pressing growth issues affecting the unincorporated area. In general, the County's Growth Management Program is implemented through the County General Plan, particularly the Land Use and Public Facility Elements. Local community plans further identify specific locations for employment centers and residential densities. Much of the work identified in the County Growth Management Program has been addressed through on-going projects, existing and recently adopted ordinances, and the County General Plan.*

#### **E. Resource Protection**

In the unincorporated area, there are unique topography, ecosystems, and natural resources that are fragile, irreplaceable, and vital to the quality of life for all residents. Special development controls have been established for wetlands, floodplains, steep slopes, sensitive biological habitats, and archaeological and historic sites. In October 1991, the county adopted the Resource protection ordinance (RPO) to guarantee the preservation of these sensitive lands and require studies for certain discretionary projects.

In October 1997, the Board also adopted the Biological Mitigation Ordinance (BMO) to enable the County to achieve the conservation goals that are contained in the Multiple species conservation Plan (MSCP). BMO protects County biological resources and prevents their loss by directing development outside of the biological resource core areas, preserving land that can be combined into contiguous areas of habitat or linkages, and by establishing mitigation standards that are applied to discretionary projects.

The unincorporated area has a complex groundwater resource that varies greatly throughout the region. This resource provides the only source of water for approximately 35,000 residents. Any development that proposes the use of groundwater not provided by a Water Service Agency is restricted to residential density controls (minimum parcel size), groundwater investigations, and well tests. If data demonstrates that groundwater resources are adequate to meet the groundwater demands of both the proposed development and the groundwater basin, an exemption to those requirements may be granted.

#### **F. Article 34**

Article 34 requires that low-rent housing projects developed, constructed, or acquired in any manner by any State or public agencies, including cities, receive voter approval. The costs associated with

the process and the uncertainty and delay caused by the process work to discourage local governments from being directly involved in the production of affordable housing.

### **3.6.3 Infrastructure Constraints**

Facility and infrastructure constraints affect most developments in San Diego County, including affordable housing. These include septic constraints, sewer capacity problems and long-term availability of imported water.

Limited sewer capacity and the long-term availability of water are significant constraints to residential development in the unincorporated area. The impact of these constraints could potentially increase the cost to provide these services, leading also to higher housing costs. There is also the potential of development moratoriums if services are inadequate. For instance, a septic tank moratorium in Central Rainbow has been in effect due to high groundwater conditions.

The San Diego County Water Authority (SDCWA) supplies approximately 70 to 95 percent of the region's water needs, with the remainder coming from annual runoff into local reservoirs. Currently, the Metropolitan Water District of Southern California (MWD) is the only source of water imported into the County. Significant constraint unique to the unincorporated area is that a majority of land area under the jurisdiction of the County is outside the County Water Authority (CWA) boundary. Development in this vast area is contingent upon the availability of groundwater.

### 3.7 Fair Housing

The Fair Housing Council of San Diego, a private fair housing group, is under contract to serve as administrator for fair housing services in San Diego County. Revision of the *County of San Diego Assessment of Impediments to Fair Housing Choice, 1997* was completed in December of 1999 and adopted by the Board of Supervisors in March, 2000.

The jurisdictions that comprise the Urban San Diego County Consortium will be implementing the strategies contained in their individual housing elements. The strategies include the amendment of existing policies, rules and regulations; adoption of new policies, rules and regulations; and studies leading to additional proposals. All local governments are adopting density bonus regulations as required by State law.

The *Assessment of Impediments to Fair Housing Choice* (AI) recommends that the County:

- Continue strong and diverse programs to educate and inform the public about legally established fair housing rights, responsibilities, and remedies under federal, state and local ordinances; also continue National Fair Housing Month events.
- Continue to support and fund a non-profit agency capable of receiving, investigating and resolving (through evidence gathering, conciliation or enforcement referral) housing discrimination complaints. The non-profit agency should also provide services of fair housing, advocacy, public outreach and education, industry training and cooperative/collaborative efforts with other related groups.
- Conduct assessments via testing, where needed, to measure and document the presence of illegal housing practices, especially as they impact ethnic, familial, disabled or minority status.
- Recommend emphasis on race, national origin, familial status, disability testing and farm worker housing audits.
- Participate in mortgage lending and regional insurance testing projects.
- Continue to monitor and encourage the activities of area lenders towards the desired result of fair housing compliance, the development of a broad strategy for financial investment in the region.
- Continue all programs aimed at achieving racial and ethnic/other balance in all public housing.

Chapter 5 of the AI Report summarizes strategies for affirmatively furthering fair housing and implementing the Fair Housing Plan. The comprehensive menu of fair housing services to be offered throughout the County jurisdiction on an ongoing basis, includes the provision of:

- **Outreach and Educational Activities for Public Education** – school-aged and community college student art-essay contests, seminars for protected class and community-based agency groups, production and dissemination of bilingual/cultural written fair housing materials, others.
- **Technical and Training Assistance to Industry Professionals** – offer California Department of Real Estate Approved fair housing course to realtors, property managers, government entities, others.
- **Toll Free Telephone Number to Field Public Inquiries about Fair Housing** – a quick response mechanism for callers who inquire about fair housing obligation or responsibility, from the point of view of a property owner or as a renter/buyer.
- **Receiving, Processing and Resolving Fair Housing Complaints** - through enforcement referral process, evaluate and resolve *bona fide* housing discrimination complaints.
- **Fair Housing Audits** – where funding is provided, determine levels of compliance with fair housing requirements in the areas of new construction accessibility mandates, broker, appraisal, and multiple listing services, mortgage lending and property insurance, ethnic, familial status, disability and national origin-based discrimination.
- **Fair Housing Informational Clearinghouse** – provide text of fair housing laws and other informational materials to the public.
- **Records of Fair Housing Activities in the Jurisdiction** – maintain annual records of fair housing complaints, response and resolution during the 5-year cycle.
- **Operation of the Community Opportunities Housing Mobility Program** – continue the new 5-year pilot housing mobility program.
- **Processing and Monitoring Activities under the County Affirmative Housing Marketing Program** – to ensure affirmative market as required by area developers.
- **Collaboration and Coordination with Other Fair Housing Organizations** - to ensure the coordination of federal, state and local fair housing laws and ordinances.

### 3.8 Community Development Needs

This section of the assessment describes the County's CDBG-eligible non-housing community development needs, including:

- Public Housing Non-Housing Needs
- Crime Awareness
- Economic Development
- Infrastructure
- Public Facilities
- Public Services
- Senior Programs

- Youth Programs

This section is divided into these eight community development categories. Discussion of each category includes a summary of community outreach that took place for the development of the Consolidated Plan, and information on existing services and programs, as well as gaps in services, if any.

The community development needs discussions are based on consultation with staff from the County and participating cities, interviews with social service providers, information contained in various existing studies, as well as public input from the *Housing and Community Development Needs Survey* described below.

The use of CDBG funds by the participating cities to address community development needs is assured annually under the Urban County program. However, this community development needs assessment contains information primarily for the Urban County, focusing on areas where the County of San Diego has direct influence on funding decisions.

Selected communities within the unincorporated area of San Diego County have been designated as Neighborhood Revitalization Areas (NRAs) in order to channel CDBG funds to the areas where they are most needed. NRAs have also been designated in the seven participating cities for the same purpose. Current San Diego Urban County CDBG Neighborhood Revitalization Areas within the unincorporated areas are located in the following communities: Casa de Oro; Fallbrook; Lakeside; Lincoln Acres; Ramona; North Spring Valley; South Spring Valley; and Rural Revitalization Area. CDBG-funded public facilities and improvements must be located within NRAs, unless there is a compelling reason to fund a project outside of these areas.

### 3.8.1 Public Housing Non-Housing Needs

As part of the Consolidated Plan, the County must address the non-housing needs of public housing residents. Such needs may include revitalization of neighborhoods surrounding the public housing projects, drug elimination and anti-crime strategies at public housing projects, and other supportive services.

The County of San Diego has very few public housing units, and no significant safety or crime problems have been identified in or around the existing public housing developments. However, the San Diego County Housing Authority and Housing and Community Development Department coordinate crime and drug prevention programs to enhance and improve the lives of public housing residents. The Housing Authority's Safety and Crime Prevention Plan (SCPP) focuses on the nature, frequency and severity of the overall safety, crime and drug problems in and around the public housing properties. Funding for the SCPP primarily includes a Public Housing Drug Elimination Grant, CIAP funds and public housing reserve funds. The primary goals and objectives of the SCPP are to:

- Carefully analyze resident's opinions on crime and safety issues;
- Work with law enforcement to develop Community Oriented Policing Programs in and around the public housing developments;
- Make physical improvements to the housing units to enhance security; and
- Provide after-school programs to at-risk youth.

In addition to the goals and objectives of the SCPP, all public housing projects have on-site resident managers that are directly involved in assuring security in the public housing projects. All management staff is trained to monitor for

possible drug and other criminal activity, including unauthorized persons residing in public housing. All suspected drug, gang and lease violation activities are quickly reported and followed up by law enforcement and the Housing Authority.

### 3.8.2 Anti-Crime Programs

Respondents to the *Housing and Community Development Needs Survey* rated the need for crime awareness/prevention programs as follows:

Anti-Crime	Residents	Service Providers	Participating Jurisdictions
Crime Awareness/Prevention	Medium-High	Medium	High

The San Diego Association of Governments (SANDAG) tracks crime statistics from incident reports, and crime rates are based on crimes per 1,000 residents. In 1999, SANDAG reported that the rate for violent crimes was 3.2 per 1,000 residents, while the rate for property crimes was 19.8 per 1,000 residents in San Diego County. As indicated in Table 3-35, according to San Diego County Sheriff's Department Crime Index Trends, the crime rate per 1,000 residents for January-May of 1999 dropped 12.6 percent from 26.2 incidents per thousand residents in January-May of 1998 to 22.9 incidents per 1,000 residents in 1999. However, certain cities that contract for law enforcement services from the Sheriff's Department, such as Lemon Grove, Del Mar, and Vista, experienced higher crime rates, ranging from 32.7 to 40.3 incidents per 1,000 residents during January-May 1999.

In addition to providing law enforcement services to the unincorporated areas of the County, the San Diego County Sheriff's Department provides law enforcement and community policing services to nine contract cities - Del Mar, Encinitas, Imperial Beach, Poway, Lemon Grove, San Marcos, Santee, Solana Beach and Vista. The Sheriff's Department uses a Community-Oriented Policing and Problem Solving (COPPS) philosophy and program to address and reduce crime throughout the County. The COPPS program consists of a combination of programs and activities intended to increase community involvement in reducing crime in San Diego, while also enhancing the problem solving skills of the community and members of the Sheriff's Department.

**Table 3-35**  
**San Diego County Sheriff's Department**  
**Crime Index Trends**

Jurisdiction	Crime Rate (per 1,000 residents)		Percent Change
	January-May 1998	January-May 1999	
Del Mar	38.8	37.4	-3.6%
Encinitas	28.6	24.3	-15.0%
Imperial Beach	39.7	28.1	-29.2%
Lemon Grove	39.2	40.3	+2.8%
Poway	15.7	19.8	+26.1%
San Marcos	31.3	28.6	-8.6%



Santee	25.6	23.1	-9.8%
Solana Beach	19.8	19.6	-1.0%
Vista	42.3	32.7	-22.7%
Unincorporated	21.6	19.0	-12.0%
Total	26.2	22.9	-12.6%

In addition to its staff of approximately 3,400, the fourth largest Sheriff's Department in the United States, the San Diego County Sheriff's Department currently employs 31 COPPS patrol officers specially trained in community-oriented policing and problem solving. These 31 patrol officers serve both the contract cities and unincorporated areas of the County and help implement the following COPPS programs:

**A. Crime-Free Multi-Housing**

The Crime-Free Multi-Housing program is a three-part program for apartment owners and managers. The program provides training on a variety of rental security issues, including training for landlords on proper tenant screening, as well as involving the tenants in Neighborhood Watch programs within the apartment complex. Some apartment complexes have also included a "zero-tolerance policy" in the rental or lease agreements which stipulates that if a tenant is arrested, the tenant can be evicted from the complex. Since 37 percent of the Countywide housing stock consists of apartments, the COPPS program regards this program as helpful in deterring crime.

**B. Crime Prevention Specialists**

Crime prevention specialists and programs are intended to "harden the target" through citizen education and participation programs such as Neighborhood Watch. An important component of the Crime Prevention Specialists program is the education of school-age children through school demonstrations, promotions and displays.

**C. Crime Prevention through Environmental Design (CPTED)**

This COPPS program seeks to prevent criminal activity through proper and thoughtful environmental design of new development projects and redevelopment projects. During the review process for new projects and redevelopment projects, and even existing projects, if a criminal activity problem exists, a COPPS patrol officer will review the project to determine possible lighting, landscaping, building design and overall site plan components that may invite criminal activity. The COPPS patrol officer will then make any recommendations that may help prevent criminal activity at the site. An important aspect of this program is early review of new projects in order to stop criminal activity before it starts.

**D. Retired Senior Volunteer Program (RSVP)**

The Retired Senior Volunteer Program involves volunteers age 55 years and older in traffic and crowd control, community outreach, parking citations, and patrols to discourage graffiti and other crimes. These volunteers also work in another program for seniors, You Are Not Alone (YANA), which is directed for housebound elderly and involves daily phone calls and weekly site visits.

In addition to the programs listed above, the Sheriff's Department is currently creating more liaisons with decision-makers of contract cities in order to establish a greater level of collaboration and partnership to address law enforcement concerns. Within the next five years, the COPPS program will probably be expanded and all Sheriff's Department staff will be practitioners of community-oriented policing and problem solving.

### 3.8.3 Economic Development Activities

Respondents to the *Housing and Community Development Needs Survey* rated the need for economic development activities as follows:

<b>Economic Development</b>	<b>Residents</b>	<b>Service Providers</b>	<b>Participating Jurisdictions</b>
Business Support Services/Technical Assistance	Low-Medium	Medium	High
Commercial/Industrial Rehabilitation	Low-Medium	Low-Medium	High
Commercial/Industrial Infrastructure Development	Low-Medium	Medium	High
Employment Training	Medium	Medium-High	High
Job Creation (e.g., Financial Assistance to Business)	Medium	Medium-High	High

During the late 1980s and early 1990s, California suffered an economic recession that was slow in recovery. Natural disasters, defense budget cuts, military base closures, and loss of aerospace and other high wage industries to other states all contributed to a stagnant economic climate and growing unemployment in California. Only in recent years has the state begun to recover. As of August 1999, the state unemployment rate is 5.0 percent as reported by the State Employment Development Department (EDD), down from 7.0 percent in 1994.

According to the 1990 Census, the unemployment rate was 6.1 percent in San Diego County compared to 6.5 percent in the State. The County is still experiencing a lower unemployment rate than the state. The State EDD measured the County's unemployment rate in August 1999 at 3.2 percent compared to the States 5.0 percent. (Note: Because the Census and the State EDD use different sampling methods to determine unemployment figures, a direct comparison between the 1990 Census and 1999 State EDD estimates may be misleading.)

More than ten percent of people in San Diego County lived below the poverty threshold at the time of the 1990 census. Poverty thresholds are prescribed by the Office of Management and Budget as the standard to be used by Federal agencies. Poverty level is determined by the cost of nutritionally adequate food, family size, and the presence of children under the age of 18 years. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The average poverty threshold for a family of four persons in 1989, as reported in the 1990 census, was \$12,674. The 1990 Census determined the poverty status of all persons except institutionalized persons, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years of age.

The current poverty threshold for a family of four persons is \$16,660 based on 1998 data released in September 1999. (Note that poverty thresholds are indexed for family size.) Poverty thresholds are applied on a national basis and are not adjusted for regional, State or local variations in the cost of living.

The 1990 Census determined poverty status (either "above" the poverty level or "below") for 2,122,837 persons in San Diego County; 271,390 (11 percent) of these were identified as living below the poverty level. In comparison, nearly 13 percent of the State's population was identified as living below the poverty level. Approximately 26 percent of the Urban County's female-headed households were living in poverty in 1990. Statewide, 26 percent of the female-headed households were also living in poverty.

## **A. Job Training Services/Resources**

The following resources are available to provide job training services for residents of the County:

### ***Regional Occupational Program (ROP)***

The Countywide ROP system provides employment training to adults and high school students. The East County Career Center is the registration center and administrative office for the program, which offers approximately 75 entry-level and some advanced-level training at 17 sites. The agency estimates that it serves 9,000 individuals countywide, of which 6,000 are adults and 3,000 are high school students.

### ***San Diego Workforce Partnership, Inc.***

The Job Training Partnership Act (JTPA) of 1982 set aside federal funds to train unemployed and underemployed Americans. The San Diego Workforce Partnership, Inc. administers the JTPA program for the County and offers free job training and job placement programs through 50 organizations located throughout the County. These organizations include non-profit as well as private entities. The agency provides services to approximately 35,000 individuals countywide with an additional 6,000 youth under the summer programs.

There are six San Diego Workforce Partnership service centers in the County. On July 1, 2000, JTPA legislation will be replaced by the Workforce Investment Act in order to consolidate the administration of job training and employment services. The new legislation will not have a significant effect on the operation of the current system since it has operated through six "one stop career centers" since 1992. Each career center is comprised of local partners, ranging from training providers to supportive service agencies, which tailor service delivery to the needs of the area's residents. Future funding under the Workforce Investment Act is required to be at least 90 percent of current levels, although actual funding amounts are based on economic conditions in the area.

## **Senior Community Service Employment**

The Senior Community Service Employment program offers services for the community through the Aging and Independent Services department and funded by Title V of the Older Americans Act. The program provides an opportunity for older adults to return to the competitive job market through a work experience training program. Participants of this program are low-income residents of San Diego County, age 55 and older who want to re-enter the workforce. Disabled adults and minority groups are encouraged to participate in the program. Services available to participants of the program include:

- Vocational Counseling
- Skills Training
- Brushing up on Prior Skills
- Transportation
- Job Placement Assistance
- Free Periodic Physical Examination

## **CalWORKs**

The CalWORKs program, coordinated by the County's Health and Human Services Agency (HHSA) is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from

dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training is provided through the County, private industry and educational institutions. These education and training services are designed to provide short-term, targeted training services with a vocational focus to welfare applicants or recipients. A flexible interrelated regional training system is part of this system, developed in collaboration with training and education providers based on current market demands and employers.

#### ***Local Employment Development Department (EDD)***

The EDD in San Diego County is a key collaborator in the provision of job search readiness assistance and identification of local labor market trends, partnering with the HHSA and the San Diego Workforce Partnership. EDD implements and maintains CalJobs to provide job identification assistance throughout the County and provides voluntary job search preparation workshops. EDD also provides employer tax credits and works with welfare recipients who have social and physical barriers.

#### ***GAIN Remediation: Adult Deliverers (G.R.A.D Consortium)***

This consortium, organized in 1986, works with the HHSA and the San Diego Workforce Partnership to provide quality and consistent remedial/vocational education and job placement activities to GAIN participants countywide. This consortium includes Adult Education/ROP providers and community college continuing education providers.

### **B. Economic Development Activities**

Due to San Diego's Pacific Rim location and proximity to trading partners, it is important that the County continues to assist in the development of proposed commercial-industrial projects in the County, as well as provide administration, oversight and assistance to community development organizations and blighted and depressed communities. The following economic development organizations and programs are implemented throughout the County:

#### **County of San Diego Redevelopment Agency**

The County of San Diego Redevelopment Agency has two project areas, the Upper San Diego River Improvement Project Area and the Gillespie Field Project Area. The Upper San Diego River Improvement Project (USDRIP) is a redevelopment project covering approximately 529 acres located along both sides of the San Diego River and along Highway 67 in the Lakeside community. The Gillespie Field Redevelopment Project Area is a contiguous area of approximately 746 acres located at Gillespie Field Airport in the City of El Cajon, adjacent to the unincorporated area. The purpose of both projects is to eliminate or alleviate conditions of blight and to encourage economic development and facilitate private sector involvement in the East County.

#### ***San Diego County Office of Trade and Business Development***

The San Diego County Office of Trade and Business Development (OTBD) was established to assist with the retention, expansion or attraction of businesses in the unincorporated portion of San Diego County by working in a coordinated effort with County, State and Federal agencies. The Office is staffed with a County Ombudsperson who serves as the main contact, facilitator, liaison and representative to and for businesses inquiring about business permitting in San Diego County. This office provides the following services and brochures:

- Quarterly Newsletters
- *The Advantages of Doing Business in San Diego Brochure*

- *Your Guide to Doing Business in San Diego County's Unincorporated Area Brochure*
- *One Stop Early Assistance Program Brochure*
- *Trade and Business Brochure*

In addition to these services and brochures, the Office of Trade and Business Development has the following task forces and advisory boards to provide comprehensive regional economic development strategies:

- Welfare to Work Job Creation Task Force
- Comprehensive Economic Development Strategy (CEDS) Committee
- Regional Economic Task Force
- Science Advisory Board
- Sunset Advisory Board
- Streamlining Permit Working Group

#### ***San Diego Regional Economic Development Corporation (EDC)***

The EDC is a private, non-profit corporation, funded by TEAM SAN DIEGO, a coalition of private sector investors, the City of San Diego, the County of San Diego, the San Diego Unified Port District and several cities in the region. The EDC provides targeted resource information about the region's technology-oriented industry cluster and international investment opportunities as well as a substantial network of business and trade resources for its clients.

#### ***Small Business Development and International Trade Center (SBDITC)***

The SBDITC is one of 50 Small Business Development Centers located throughout the State of California, funded by the State of California Trade & Commerce Agency, the U.S. Small Business Administration (SBA) and the Chancellor's Office, California Community Colleges. This organization provides a unique set of resources to assist potential and existing businesses achieve success. The SBDITC has many resources and services that people can use to start or expand their business, including the following:

- One-on-One Counseling
- Seminars and Training
- Information and Referral Resources
- Import/Export Trade Assistance and Trade Leads
- Procurement Assistance
- Business Resource Center

#### ***Greater San Diego Chamber of Commerce (SDCOC)***

The SDCOC offers a variety of business assistance programs designed to help local businesses. The Public Policy Division of the SDCOC maintains continuing dialogue with legislators at all levels of government to influence policy on economic issues and any other issues that affect the business community. In addition to its business advocacy positions, the SDCOC houses the Emerging Business Center which offers the following services and resources:

- The Business Resource Library, which contains a collection of publications, directories and planning manuals.
- Business Management Seminars on marketing, public relations, government procurement, and selling and financing techniques.

- Business Development Products such as small business seminar audio tapes, workbooks and publications.
- Business Owners/CEO Roundtable monthly meeting designed for small to mid-sized firms to address problem solving, tactical issues at strategic planning.

#### ***Center for Applied Competitive Technologies (CACT)***

The CACT at San Diego City College is part of the Advanced Technology Center that assists manufacturing and technology companies in enhancing their competitiveness. One of twelve regional centers designated by the State of California, the CACT-SD provides consultation, education, training and technology transfer and commercialization services to growing firms throughout the San Diego region.

#### **North San Diego County Recycling Market Development Zone (RMDZ)**

California RMDZs are designated by the Integrated Waste Management Board. The North San Diego County RMDZ is located 30 miles north of downtown San Diego. The zone encompasses:

- the unincorporated areas of Fallbrook, Rainbow, Ramona and Valley Center;
- the incorporated cities of Carlsbad, Del Mar, Escondido, Poway, Oceanside and Solana Beach; and
- the communities of Rancho Bernardo and Mira Mesa in the City of San Diego.

In this zone, the Board offers low interest loans of up to \$1 million, technical assistance on financing strategies and assistance in marketing zones nationally and internationally. The cities within the RMDZ make every effort to expedite permit processing and development fees. Some cities within the zone have a commitment (adopted by resolution) to buy recycled products. Other incentives are offered by the San Diego Redevelopment Agency through loans, grants and bonds.

#### **East County Economic Development Council (EDC)**

*Founded in 1984, the East County EDC is an alliance of key representatives from business, government and education working to promote successful business activity in the cities of El Cajon, La Mesa, Lemon Grove and Santee and the unincorporated communities of Alpine, Lakeside and Spring Valley. Through partnerships with local government and businesses, the East County EDC has developed the San Diego Primary Industry Connector, an in-depth on-line database of primary industry and manufacturing companies throughout the San Diego region. This marketing tool increases the visibility of San Diego County industry firms and serves a client base composed of approximately 6,000 primary and manufacturing industries.*

#### **Commercial Facade Improvement Program**

The County of San Diego offers grants and low-interest improvement loans up to \$5,000 to business owners and/or retail and commercial office property owners in the targeted neighborhood improvement areas in Spring Valley. The County matches one dollar of its money for every two invested by the property or business owner on an approved facade improvement. After construction is complete, the County reimburses the applicant one-third of the construction cost, up to \$5,000. This program may be expanded to other communities as well in the next few years.

## **Community Economic Revitalization Planning**

Economic Revitalization Plans administered by the County Department of Planning and Land Use, were developed in the communities of Lakeside and Fallbrook. These communities have historic downtowns with unleased, rundown or underutilized properties, surrounded by lower income neighborhoods. Development of these plans included numerous meetings with residents, local businesses, and community organizations to ensure that the plans meet the needs of the communities. An Economic Revitalization Task Force was formed recently in Valley Center. This Task Force is in the process of developing a needs assessment and an action plan for community revitalization.

### 3.8.4 Infrastructure Improvements

Respondents to the *Housing and Community Development Needs Survey* rated the need for infrastructure improvements as follows:

<b>Infrastructure Improvements</b>	<b>Residents</b>	<b>Service Providers</b>	<b>Participating Jurisdictions</b>
Solid Waste Disposal	Medium	Medium	High
Flood and Drainage	Medium	Low-Medium	High
Water and Sewer	Medium	Medium	High
Streets and Sidewalks	Medium	Medium	High
Tree Planting	Medium	Medium	High

#### A. San Diego County Department of Public Works (DPW)

The San Diego County DPW is responsible for providing maintenance and operation of the County's infrastructure. The department is divided into the following four divisions:

##### *Transportation Division*

Road Maintenance, Traffic Engineering, Loss Mitigation, Field Engineering Transit Services and Airports are all part of the Transportation Division. The Roads Maintenance section is the most visible part of the DPW, responding to requests for services ranging from pothole repair to tree trimming. Traffic Engineering provides traffic management and determines the need for stop signs and traffic lights. Road improvements are generally funded through the state gasoline tax, federal and state grants, TransNet, the Transportation Development Act (TDA) and special districts.

Special districts serve small areas in the unincorporated areas. There are 78 special districts or county service areas providing street lighting, landscaping, road maintenance, fire protection and regional communications to rural residents. The Airport section is responsible for eight airports in the County, including McClellan-Palomar, Gillespie Field, Ramona, Fallbrook, Borrego Valley, Jacumba, Agua Caliente, and Ocotillo, combining for more than 600,000 flight operations each year.

##### *Engineering Services Division*

The Engineering Services Division is responsible for a variety of projects, including:

- Wastewater
- Flood Control
- Design Engineering
- Environmental Services
- Construction Engineering
- Materials Lab
- Project Management
- Flood Control Engineering and Hydrology
- Inactive Landfills



Flood prevention and drainage improvements are primarily funded by special district assessments. Standby charges, surcharges, and sewer and water fees are used to provide for water and sewer improvements.

### ***Land Development Division***

The DPW's Land Development Division provides engineering and review services for construction and development projects throughout the unincorporated areas of San Diego County. This division processes more than 500 permits per year.

### ***Management Services Division***

This division provides a variety of services to employees and the public, including information technology, financial services, and management support.

## **B. Capital Improvement Projects**

In addition to addressing immediate needs, the DPW has identified several capital improvement projects to be completed in the 2000-2005 planning period. These projects include:

- Formal closure of the San Marcos Landfill, which includes major grading activities and gas system modifications as well as extensive landscaping work.
- Widening of Los Coches Road in Lakeside from Business 8 to Julian Avenue.
- Reconstruction of Santa Fe Road from the Vista city limit to Robelini Drive and from the San Marcos city limit to Robelini Drive. This project also includes improvements to a railroad crossing at Buena Creek Road.
- Widening of Mission Road from Pepper Tree Lane to Winter Haven Road in Fallbrook.
- Widening and reconstruction of Valley Center Road to improve capacity and operations on the roadway.
- Construction of a post-tensioned, pre-stressed concrete box girder bridge to replace the existing Camino Del Rey bridge over the San Luis Rey River.

In addition to these major capital improvement projects planned by the DPW, the Department has identified several areas as the major issues confronting the County:

### ***Flood Drain Improvements***

Open space in the rural areas of the County serves as watershed for the San Diego region. Over the years, rural residential development has often occurred adjacent to natural watercourses, particularly during periods of high demand for housing. Those residences are subject to flooding and periodic isolation when roads and bridges are made impassable by floods. Flood control facilities need to be installed or upgraded in local areas subject to flooding to ensure adequate capacity for stormwater flows.

### ***Solid Waste Disposal Improvements***

According to the San Diego County Local Enforcement Agency's and the California Integrated Waste Management Board's most recent estimates, the County of San Diego generates approximately 2.8 million tons of trash a year, nearly 88 percent of it disposed in the County's six local landfills. Population and economic growth over the next 20 years are expected to more than double the region's solid waste production by 2020. Political and environmental constraints, as well as limited availability of landfill space warrant alternative methods of managing solid waste. Thus, the County of San Diego DPW has identified solid waste disposal improvements as a critical need in San Diego County.

### ***Water Improvements***

Because of periodic drought and dependence on imported water, County residents must be concerned with both short-term and long-range aspects of the water supply. Groundwater supplies need to be protected and enhanced, and production of reclaimed water, which can be used for irrigation purposes, should be increased.

Several mutual water companies in the County have indicated the need for rehabilitation of water treatment and distribution systems. The limited capacity of water storage tanks, including emergency water storage needs, is another common concern. Community Service Districts and mutual water companies are therefore in need of adequate treatment facilities, water distribution, and storage facilities.

### ***Sewer Improvements***

The Federal Clean Water Act is the primary standard for sewage treatment. In addition, the California Regional Water Quality Control Board requires the safe disposal of sludge, a by-product of the sewage treatment process. To comply with current federal laws and health standards, sewer improvements often include secondary treatment facilities, water reclamation plants, and facilities for recycling sludge for agricultural uses and landscaping.

### ***Street Improvements***

The unincorporated area is served by roads that are predominantly maintained by the County. Often road improvements are installed as a condition of permit approval for new development. However, in the older communities that have not experienced new development in recent years, roads are often in need of improvements or reconstruction. Further, many rural roads are developed to minimum standards and are maintained by private property owners as they are able. In addition to the specific street improvements identified in the Capital Improvement Project section, increased traffic volumes in the County have resulted in the need for new traffic signals and street lights on certain roadways to enhance pedestrian and traffic safety.

### ***Sidewalk Improvements***

Each year, vehicular-pedestrian accidents occur in the unincorporated area, principally due to the lack of sidewalks and walkways along main roadways. School-aged children and the elderly are especially prone to the dangers associated with

limited and inadequate sidewalk improvements. Additionally, the installation of curbs and gutters restrict vehicular traffic to the roadways and comprise 90 percent of the surface drainage system. The improvement and/or expansion of sidewalks and walkways in the unincorporated area of the County is particularly needed.

### ***County Airport Improvements***

Approximately 610,000 aircraft operations occur at the eight County-operated airports each year. The eight airports run by the County include the following:

- Agua Caliente
- Borrego Valley
- Fallbrook
- Gillespie Field
- Jacumba
- McClellan-Palomar
- Ocotillo
- Ramona

The Fiscal Year 1999/2000 Capital Improvement Plan has identified the following planned improvements at the following airports:

- Gillespie Field – overlay runway, navigational system improvements, and land acquisition
- Borrego Valley Airport – water main
- McClellan-Palomar Airport – new parking area, reconstruct access road and taxiways
- Ramona Airport – air traffic control tower, runway extension/run-up area, and sewer main

### ***Other Infrastructure Improvement Needs***

Other infrastructure improvement needs include the following:

- ADA barrier removal in public facilities and sites (See Section 3.8.5, Public Facilities)
- Parks and recreational facilities improvements
- New branch libraries (See Section 3.8.5, Public Facilities)

### 3.8.5 Public Facilities

Respondents to the *Housing and Community Development Needs Survey* rated the need for public facilities and improvements as follows:

<b>Public Facilities and Improvements</b>	<b>Residents</b>	<b>Service Providers</b>	<b>Participating Jurisdictions</b>
Abused and Neglected Children Facilities	Medium	Medium	High
Centers for the Disabled	Medium	Medium	High
Child Care Centers	Medium	Medium-High	High
Fire Station/Equipment	Medium	Medium	High
Health Facilities	Medium-High	Medium	High
Neighborhood Facilities (e.g. Libraries)	Medium-High	Medium	High
Parking Facilities	Low-Medium	Low-Medium	High
Parks and Recreational Facilities	Medium	Medium	High
Senior Centers	Medium	Medium	High
Youth Centers	Medium-High	Medium-High	High

The youth facilities and programs existing in the County and any unmet needs, including child care centers and services are discussed in Section 3.8.8, Youth Programs. A discussion of senior facilities and programs is provided in Section 3.8.7, Senior Programs.

#### **A. Parks and Recreational Facilities**

The County of San Diego Department of Parks and Recreation maintains and enhances the quality of life in San Diego by providing parks and recreational opportunities for residents and visitors. The Department operates 78 parks and recreational facilities in the County including the following:

- regional parks
- open space preserves
- camping parks
- sports parks
- botanical gardens
- historic sites
- local parks

These facilities provide a wide array of recreational opportunities for all age groups. Improvements to the County's parks and recreation facilities are needed. These include retrofitting existing facilities to comply with the Americans with Disabilities Act (ADA) standards. In addition, rehabilitation of aging facilities and construction of new facilities are needed.

#### **B. Centers for the Disabled**

Several major centers/agencies provide services for disabled persons in the County. Region-wide, facilities for the mentally disabled include hospitals, medical centers, out-patient clinics, mental health centers, counseling and treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices. Major service centers for the disabled include:

- San Diego County Department of Mental Health Services
- San Diego Regional Center for the Developmentally Disabled
- United Cerebral Palsy Association of San Diego County
- Access Center of San Diego
- Challenge Center
- KPBS Reading Service
- San Diego Center for the Blind and Visually Impaired

Services provided by these agencies are discussed in Section 3.8.6, Public Services.

### **C. Health Facilities**

The Health and Human Services Agency (HHSA) operates numerous health centers and hospitals throughout the County and provides a wide variety of health care services to County residents. The HHSA provides psychiatric services at the Health Services Complex at 3851 Rosecrans Street in San Diego and the Long-Term Care facilities at Edgemoor Hospital in Santee. In addition, HHSA operates seven public health clinics throughout the County, one of which focuses on communicable disease control such as tuberculosis and sexually transmitted diseases. Services provided by the HHSA are discussed in Section, 3.8.6, Public Services.

The major change to the provision of health care is the Welfare to Work program which requires participants to find work. Many families are losing income and other benefits because they do not follow the plan or requirements of the current program. Particularly in San Diego County, there are also many undocumented individuals who are unwilling to apply for benefits or go to a clinic for fear of being reported to the Immigration and Naturalization Services (INS). The result will be large numbers of individuals and families with children with no insurance or health care. Southern California traditionally has a higher percentage of uninsured families than other metropolitan areas.

### **D. Mental Health Facilities**

The San Diego County Mental Health Services agency (SDMHS), a division of the HHSA, offers a wide variety of treatment programs and services to people who are troubled by persistent and chronic mental illness. The County operates the following mental health centers:

- Central County Mental Health Center (Central San Diego area)
- East County Mental Health Center (El Cajon area)
- North Coastal Mental Health Center (Oceanside area)
- North Inland Mental Health Center (Escondido area)
- Southeast County Mental Health Center (Southeast San Diego area)

Frontline crisis services are available on a walk-in basis at most of the County clinics discussed above. Additional services offered through the SDMHS agency are discussed in Section 3.8.6, Public Services.

**E. County Library System**

The County Public Library system consists of 31 regional libraries and two bookmobiles, the East County Bookmobile and the North County Bookmobile. It serves six of the incorporated cities and most unincorporated areas of the County. The library system is funded by the property tax and is below the statewide average per capita spending. According to the County, a major priority for 1999-2001 is the construction of five new branch libraries throughout the County.

**F. Asbestos Improvements**

Asbestos removal is a direct concern when completing structural rehabilitation to existing facilities, predominantly those constructed prior to the 1970s. In communities with many older facilities, the presence of asbestos is a public health and safety issue when it is deteriorating or disturbed during normal use or rehabilitation activities.

**G. Access Barrier Removal in Public Facilities and Sites**

In addition to providing public facilities for County residents, providing ready access to public facilities for disabled persons is also a County responsibility.

Accessibility	Residents	Service Providers	Participating Jurisdictions
Removal of Architectural Barriers	Low-Medium	Low-Medium	High

Although the *Housing and Community Development Needs Survey* respondents identified accessibility needs as a low-medium priority, federal requirements to implement Americans with Disabilities Act (ADA) improvements create a high priority need where CDBG is considered a funding source. The County's 1999/2000 Capital Improvements Plan (CIP) identifies many sites, including public buildings, public parks, and health services centers where ADA barrier removal will be completed. These capital improvements will mainly be funded through Group Management Reserves, Departmental Savings. In compliance with ADA, the County has developed a list of public facilities in their Fiscal Year 1999/2000 CIP that will be improved to remove barriers to access to the facilities. Due to the substantial number of facilities that will receive ADA barrier removal improvements, a general description of the facilities includes the following:

- Branch libraries throughout the County
- Environmental Health offices
- General Services office buildings
- Health and Human Services district and branch office buildings
- Aging and Independence Services office buildings
- Public health centers and health complexes
- Regional parks
- Local parks
- Community Centers

## **H. Fire Equipment and Facilities**

Currently, 16 cities, 28 special districts, and a number of volunteer agencies fund structural fire protection services in San Diego County. However, there is a substantial need for funds for fire equipment and facilities, particularly in lower income areas where assessed property values and the resulting property taxes are insufficient to replace old equipment and facilities. In recent years, rural volunteer fire departments and districts have been dependent on CDBG funds because of a lack of other funding sources. It has not been possible to raise funds in the areas served, due to the requirement for a 2/3 vote on any new assessment fees or taxes. With the exception of the California Department of Forestry, which has the fiscal responsibility for providing wildland fire protection, there is no legal mandate for local governments to provide structural fire protection. Accordingly, providing and funding fire protection in San Diego County has been at the discretion of local governments. Although 28 special districts have been formed to provide fire protection services, all portions of the County, particularly the rural areas still have a substantial need for funding for the expansion of fire protection services.

In order to address the need for additional fire protection services funding, the Local Agency Formation Commission (LAFCO), on February 1, 1999, approved strategies for enhancing fire protection service revenue. LAFCO also established a Task Force to further explore these fire protection funding strategies. The following are some of the strategies recommended for implementation by the County, local jurisdictions, and fire protection districts:

- Encourage fire protection agency officials to pursue voter-approved special taxes;
- Publish and distribute information about the property tax allocation process;
- Review County policies regarding development in unincorporated areas to determine if development within or outside of fire protection districts, negatively impacts fire protection services;
- Investigate alternatives for restructuring the delivery of fire protection services; and
- Investigate if Proposition 172 revenues could fund enhancements to the County's Fire Services Coordination Program.

### 3.8.6 Public Services

Respondents to the *Housing and Community Development Needs Survey* rated the need for public services as follows:

<b>Public Services</b>	<b>Residents</b>	<b>Service Providers</b>	<b>Participating Jurisdictions</b>
Abused and Neglected Children	Medium-High	Medium-High	Medium
Battered and Abused Spouses	Medium	Medium-High	Low
Child Care Services	Medium	Medium-High	Low
Fair Housing	Medium	Medium-High	High
Health Services	Medium-High	Medium-High	Low
Legal Services	Low-Medium	Medium	High
Mental Health Services	Medium	Medium-High	Low
Screening for Lead-Poisoning	Low-Medium	Low-Medium	High
Senior Services	Medium-High	Medium	High
Services for the Disabled	Medium	Medium	High
Subsistence Payments	Medium	Medium	Low
Substance Abuse Services	Medium	Medium-High	Low
Tenant/Landlord Counseling	Low-Medium	Medium	High
Transportation Services	Medium-High	Medium-High	Low
Youth Services	Medium-High	Medium-High	Medium

Discussions of the following community services have been provided in other portions of this needs assessment:

- Anti-Crime Activity (3.8.2)
- Youth Services (3.8.8)
- Employment Training (3.9.3, Economic Development)
- Senior Citizen Services ((3.8.7, Senior Programs)
- Child Care Services (3.8.8, Youth Programs)

#### **A. Services for the Disabled**

The following identifies services available to the County's disabled population.

#### **Severely Mentally Ill**

Services are available region-wide through the County Mental Health Services Division and its contracting agencies. These agencies provide services for the chronically mentally ill; however, the current system is not able to address the needs of all requiring mental health services. Services are divided into 24-hour crisis services, crisis walk-in services, child and adolescent screening, and non-24 hour services (frontline crisis services and senior outreach). Two publicly supported psychiatric hospitals and 17 non-County hospitals with psychiatric services serve the County residents.



San Diego County Health and Human Services Agency (HHSA), which includes the Mental Health Services Division, has undergone a reorganization that has resulted in the regionalization of services for residents in an area to be served locally. In-patient, long-term, acute, and out-patient services are handled regionally. Since this system was implemented recently, it is difficult to determine what effect this will have on services.

Outside of the HHSA system, community care facilities provide board and care for the mentally disabled. These facilities are licensed through the San Diego Community Care Licensing agency. Because of the rigorous requirements for these facilities, some are becoming independent living facilities, which require no licensing. However, this number is not substantial in San Diego County. There are no known future changes that are likely to affect this kind of service provision. Section 3.2 of the Housing Needs Assessment provides a summary of licensed community care facilities in the Urban County.

## **Developmentally Disabled**

The following agencies provide services for the developmentally disabled:

***San Diego Regional Center for the Developmentally Disabled:*** The Center is a state-funded, non-profit agency serving individuals with mental retardation, cerebral palsy, epilepsy, and autism. The agency functions primarily as a diagnostic and testing center to determine eligibility for state-funded services. Additional services include genetic counseling to persons who have or may be at-risk of having a child with a developmental disability. The Center is responsible for planning and developing services for persons with developmental disabilities to ensure that a full continuum of services is available. Direct services are provided by various agencies located in San Diego and Imperial counties with which the Regional Center contracts.

***St. Madeline Sophie's Center, El Cajon:*** This organization provides skills training for adults with developmental disabilities. Training in independent living and vocational training in catering, food preparation, lawn and ground care, and litter abatement is provided. The organization also emphasizes the Special Olympics, especially in the areas of swimming, and track and field.

## **Physically Disabled**

The majority of the supportive services for physically disabled persons are provided through approximately 30 non-profit organizations.

***The Access Center of San Diego:*** The Access Center, one of the largest service providers, is a private non-profit organization whose mission is to empower people to live their lives independently. The Center provides direct or referral services to all disabled individuals. In addition, it houses two profit-making enterprises, an ADA Consultancy to help businesses with ADA compliance, and the Spoke Shop, which offers medical supplies and repair of durable medical equipment. The organization is focusing more on employment and transition, as well as political advocacy on the national and state levels. As part of this effort, the Center educates the public through workshops in Chula Vista, La Mesa, and Escondido. The Access Center serves 2,000 individuals annually.

***The Challenge Center:*** The Challenge Center is a non-profit organization that provides physical therapy and other services for individuals with severe physical disabilities who do not have insurance or private funds for their long-term rehabilitative needs. Annually, the Center serves approximately 300 individuals or an average of 60 individuals daily. The Center sees itself as a "safety net" for individuals who are no longer eligible to continue rehabilitation within the health system and do not require acute care, but still need second-phase rehabilitative care. The Challenge Center has been able to expand its services and does not currently have a waiting list.

***San Diego Center for the Blind and Visually Impaired:*** The Center is the only community-based organization in the County that offers comprehensive services. They serve approximately 1,000 individuals a year. The Center teaches classes to 40 adults who come to the Center one day a week for nine to twelve months for training and rehabilitation. There is also expansion into North County in a smaller facility in Vista that serves 20 individuals. Programmatic expansion through outreach into community centers is conducted once a month in communities such as Chula Vista, Coronado, La Mesa and El Cajon. The agency serves anyone over 18, but has a clientele that is mostly 55 and older. The Center estimates that the visually impaired community is greatly underserved and requires significant outreach services. As a non-profit, the Center relies on donations, grants, and state rehabilitation funding (1/5 of the total budget).

## **B. Substance Abuse Services**

A number of organizations are available in San Diego County to provide treatment of County residents with alcohol and drug problems. However, the system cannot currently treat all of those that have been identified as requiring substance abuse treatment. The following organizations provide a variety of services including counseling, short- and long-term resident and non-resident treatment, and testing:

- Alcoholics Anonymous
- Cross Roads Foundation
- San Diego Freedom Ranch
- Probationers in Recovery
- Professional Community Services
- San Diego Health Alliance
- McAllister Institute for Treatment and Education, Inc.

## **C. Transportation Services**

Public Transit in the County is provided by the County of San Diego Metropolitan Transit Development Board (MTDB), the North County Transit District (NCTD), San Diego Trolley Incorporated (SDTI), the San Diego Transit Corporation (SDTC) and County Transit Services (CTS). The MTDB provides fixed route bus, light rail and paratransit services in the San Diego metropolitan area. Curb to curb paratransit service for ADA certified passengers costs \$3.00 per person with MTDB and is available seven days a week. The NCTD provides fixed route bus, paratransit and Coaster commuter rail service to residents of the north San Diego County area.

Within the MTDB area, SDTI provides light rail service from Mission Valley through downtown San Diego to the international border and to the eastern suburban cities. The SDTC provides bus service to the City of San Diego and most of the suburban cities in the MTDB area. Also within the MTDB area, Chula Vista Transit and National City Transit provide bus service in their respective cities.

The CTS provides local bus service to east county, including Poway, Santee, El Cajon, a portion of San Diego, Lemon Grove and La Mesa as well as the unincorporated communities of Spring Valley, La Presa and Valley De Oro. CTS also provides basic service to the rural areas of the San Diego region. Door to door and curb to curb paratransit services are available to persons who are eligible under ADA and other seniors on a space available basis.

## ***Fair Housing and Tenant/Landlord Counseling***

The County of San Diego enforces the Fair Housing Act within the unincorporated areas of the County, as well as in the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, and Solana Beach. The goal of the County of San Diego's Fair Housing Program is to reduce housing discrimination in the housing rental, sales, lending and insurance markets on the basis of race, sex, color, religion, national origin, familial status (presence of children), or disability.

To achieve this goal, the County has contracted with the Fair Housing Council of San Diego (FHCSO) to serve as its Fair Housing Program Administrator. FHCSO sponsors public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. It also administers and monitors all County fair housing efforts, including the County's Affirmative Fair Housing Marketing Program.

FHCSO offers the following fair housing programs and services:

- Public outreach and education regarding housing rights;
- Advocacy and collaboration in support of housing opportunities for all;
- Specialized property owner, management and lender training; and
- Discrimination complaint processing

In addition to fair housing services, FHCSO also offers the Community Opportunities Program which encourages property owners in neighborhoods of greater opportunities to rent to Section 8 families. This program is funded by the Department of Housing and Urban Development (HUD) and combines HUD-funded rental assistance and intensive counseling to enable families currently living in areas of limited opportunities to find housing in areas of more abundant opportunities.

The FHCSO does not have the resources to give legal advice or answer questions relating to landlord/tenant matters such as rent increases and evictions. When these types of cases arise, the FHCSO refers tenants to the State of California Department of Consumer Affairs or the Tenants Legal Center.

### **3.8.7 Senior Programs**

In general, the highest priority service needs of the elderly include:

- Financial aid benefits
- Receiving information about available services
- Crime/victim and legal services
- Finding recreational or social activities
- Transportation services
- Health information and services (in-patient and out-patient)
- In-home services
- Housing

Supportive services for the elderly are provided, in-part, by the Aging and Independence Services Department of the Health and Human Services Agency. The agency is the regional focal point for services to older adults. It administers Federal, State, and County funds and contracts with over 60 community organizations throughout the County for the provision of a wide array of services and programs including, but not limited to the following:

- Adult Protective Services (APS)
- Congregate and home delivered meals
- Ombudsman program

- Information and Assistance/AIS Call Center
- Legal services
- Long-term case management
- In Home Supportive Services
- Adult day care

The Aging and Independence Services Department, the County's Area Agency on Aging, also provides employment training to seniors. The Senior Community Service Employment program provides an opportunity for older adults to return to the competitive job market through a work experience training program. Participants must be low-income residents of San Diego County over the age of 55. Services available to participants of the program include:

- Vocational Counseling Skills Training
- Brushing Up on Prior Skills
- Transportation
- Job Placement Assistance
- Free Periodic Physical Examination

In addition, the Alzheimer's Family Center operates a day care program for elderly persons with Alzheimer's disease and related disorders, who are primarily in the moderate to severe levels of the disease. Other local and regional organizations that provide services to elderly residents of the County include:

- Family Services Association
- Arthritis Foundation
- Elder-Help of San Diego
- East County Day Care
- Chicano Federation of San Diego County
- At Your Home Service
- Visiting Nurse Association

Two directories, *Directions, the Directory of Health and Human Services for San Diego County* and *The San Diego Eldercare Directory* provide descriptions and contact information for these and other agencies and organizations addressing senior services in the County.

### **3.8.8 Youth Programs**

#### **A. Youth Centers and Services**

The following agencies and departments offer a wide range of youth services and programs throughout the County:

##### ***San Diego County Sheriff's Department***

According to the San Diego County Sheriff's Department, there were 4,666 juvenile arrests in 1998. Juvenile arrests constituted 21 percent of total arrests made. Similarly, in 1996, there were a total of 4,808 juvenile arrests, which constituted 22 percent of the total arrests by the Sheriff's Department.

The Sheriff's Department and its Community Oriented Policing and Problem Solving (COPPS) program offer many programs and services to familiarize youths with law enforcement and prevent juvenile crime. In addition to school resource officers in many of the County's high schools, the Sheriff's Department runs the following youth programs:

***Explorer Program:*** This program familiarizes youth with the Sheriff's Department and offers ride-alongs to youths interested in the law enforcement field.

***Drug Abuse Resistance Education (D.A.R.E.):*** This program targets youths in the elementary schools, providing anti-drug abuse education to the students.

***San Marcos Critical Hours Program:*** This program provides a place for youth to go after school and educates them about law enforcement.

#### ***County Department of Parks and Recreation***

While all of the County's recreation centers provide recreation and athletic activities for people of all ages, including children and youth, the County Department of Parks and Recreation also operates a Positive Images Youth Center and two Critical Hours Programs for students and at-risk youth.

***Positive Images Youth Center:*** Located in Spring Valley, the Center offers many programs for youth ages 10 to 17 and at-risk youth. A few of the programs offered include weekend campouts, Challenge courses, gardening, graffiti paint outs, and multi-cultural clubs.

***Lakeside Critical Hours Program:*** The Lakeside Critical Hours Program focuses on middle school-aged youth and at-risk youth. The program offers many recreational opportunities at the Recreation Club/ Lakeside Community Center, Lakeside Middle School and Tierra del Sol Middle School, including:

- Homework Assistance
- Community Service Projects
- Field Trips
- Fitness Classes
- Self Defense Classes
- Teen Mentors from El Capitan High School

***Fallbrook Critical Hours Program:*** The Fallbrook Critical Hours Program located in the community of Fallbrook offers many programs for students and at-risk youth including:

- Sports Programs
- Open Recreation
- Homework Club
- Field Trips
- Swimming at the Local High School Pool

#### ***Commission on Children Youth & Families***

In addition to the recreation centers operated by the County Department of Parks and Recreation, the County of San Diego Commission on Children, Youth & Families runs the following programs focusing on the health, well-being, safety and security of children and youth within the County:

***California Youth Pilot Project (YPP):*** This program, established by Assembly Bill 1741, implements new approaches to provide integrated, comprehensive services to low-income, high-risk, multi-problem youth and their families. Activities and programs are achieved through a community-based collaboration of residents, public agencies, private organizations

and businesses forming partnerships to promote family and community well-being. The seven Youth Pilot Programs are offered through the following seven sites:

- Healthy Families, Escondido
- El Cajon Collaborative, El Cajon
- Mid-City for Youth, Mid-City
- Project New Village, Southeast San Diego
- National City Collaborative, National City
- Chula Vista Cluster, Chula Vista
- Reachout to Families, Imperial Beach

***Community Collaborative Efforts and Juvenile Delinquency Prevention:*** The Community Collaborative Efforts Program is offered in Oceanside, Linda Vista and Spring Valley. This program focuses primarily on juvenile delinquency prevention and provides recreation, education, counseling and violence and substance abuse prevention services.

## ***County of San Diego Health and Human Services Agency***

The County of San Diego Health and Human Services Agency, in collaboration with the San Diego State University Graduate School of Public Health, and the San Diego Health Coalition for Children and Youth, operate the All Kids Count Program (AKC). AKC is a public-private venture serving all pre-school children in San Diego County. The goal of AKC is to increase immunization rates among preschool children by establishing links among health, educational and social service agencies in the area.

### **B. Child Care Services**

Affordability of child care services is a particular concern for lower income households. Overall, the cost of infant care is substantially higher than the costs for other age groups. Often, a low income household would need to spend over 30 percent of their income on child care if they have an infant. A few agencies in the County provide affordable child care for lower income residents and address the County's child care needs. However, the number of subsidized child care slots is still significantly below the need.

#### ***The Childcare Resource Center***

The Resource Center is the central referral agency for San Diego County. The agency works with a variety of service providers and receives approximately 3,000 phone calls per month.

#### ***YMCA***

The YMCA operates 23 childcare facilities in the County. The YMCA provides childcare from 6:30 AM to 6:30 PM daily for school-age children, with financial assistance for low and moderate income families.

#### ***Child Care Development and Planning Council***

The Child Care Development and Planning Council consists of a team of local child care specialists whose goal is to help provide a broad range of child care and development services. Issues that are addressed by the Council include:

- Expanding child care for all children with child care and development needs within the County;
- Developing strategies for upgrading the quality of care;
- Assessing current child care policies; and
- Enhancing cooperation among child care, children's services, special interest groups and public agencies.

## **Section 4. Housing and Community Development Strategic Plan**

This five-year Housing and Community Development Strategic Plan is the centerpiece of the 2000-2005 Consolidated Plan for the San Diego Urban County and HOME Consortium. The Strategic Plan describes:

- general priorities for assisting households;
- strategies and activities to assist those households in need; and
- specific objectives identifying proposed accomplishments.

In addition to addressing housing and community development needs, the Strategic Plan also addresses the following:

- resources available
- anti-poverty strategy
- lead-based paint reduction
- institutional structure
- reduction of barriers to affordable housing
- coordination among agencies

The Strategic Plan focuses on activities to be funded with the four entitlement grants (CDBG, HOME, ESG, and HOPWA). Where appropriate, the use of other funding sources to address identified housing and community development needs will be discussed to provide a comprehensive picture of the County's overall housing and community development strategy.

### **4.1 Resources for Housing and Community Development Activities**























The County Department of Housing and Community Development (HCD) has access to a variety of federal, state, and local resources to address its housing and community development needs. Specific funding sources will be utilized based on the opportunities and constraints of each funding program. Table 4-1 on the following page lists the major sources of funding available to the County.






**Table 4-1**  
**Public and Private Resources Available for**  
**Housing and Community Development Activities**


















Program Name	Description	Eligible Activities
<b>Federal Programs - Formula/Entitlement</b>		
Community Development Block Grant (CDBG)	Grants awarded to the Urban County on a formula basis for housing and community development activities.	Acquisition Rehabilitation Home Buyer Assistance Rent Subsidies Economic Development Homeless Assistance Public Improvements Public Services
HOME	Grants awarded to the San Diego County HOME Consortium for housing activities.	New Construction Acquisition Rehabilitation Home Buyer Assistance Rental Assistance
Emergency Shelter Grants (ESG)	Grants awarded to the Urban County to implement a broad range of activities which benefit homeless persons.	Shelter Construction Shelter Operation Social Services Homeless Prevention Homeless Program Staffing and Administration
Housing Opportunities for Persons with AIDS (HOPWA)	Grants awarded to the City of San Diego but administered by the County of San Diego through an agreement between the two jurisdictions.	Acquisition/Rehabilitation Construction Information and Referral Resource Identification Operating Costs Rental Assistance Supportive Services Technical Assistance
<b>Federal Programs – Other</b>		
Supportive Housing Program	Grants to improve quality of existing shelters and transitional housing; increase transitional housing facilities for the homeless.	Homeless Assistance (Acquisition, New Construction, Rehabilitation, Conversion, Support Services, Operations)
Federal Emergency Management Agency (FEMA) Emergency Grants	Grants to County organized to provide emergency homeless services, as Local Recipient Organization (LRO).	Shelter Voucher Food Voucher Transportation Utility Emergency Rent and Mortgage Payment
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	Rental Assistance Public Housing Housing Opportunities for People with AIDS Moderate Rehabilitation Shelter + Care HOME Family Self-Sufficiency Family Unification Demonstration Program Mobile Home Demonstration Program Preservation

**Table 4-1**  
**Public and Private Resources Available for**  
**Housing and Community Development Activities**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	 Acquisition  Rehabilitation  New Construction  Rental Assistance  Support Services
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	 Acquisition  Rehabilitation  New Construction  Rental Assistance
Section 108 Loan	Loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. Jurisdictions must pledge their future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	 Acquisition  Rehabilitation  Home Buyer Assistance  Economic Development  Homeless Assistance  Public Services
Federal Housing Administration (FHA)	FHA insures mortgages given through conventional lenders for first-time homebuyers.	 Homebuyer Assistance
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	 Home Buyer Assistance
USDA Rural Economic and Community Development Services	The US Department of Agriculture provides low interest loans to finance new construction of rental housing in rural areas for low income agricultural workers and their families.	 Rental Housing Construction
Comprehensive Improvement Assistance Program (CIAP)	Competitive grant program funded through a NOFA and open to Housing Authorities that own or operate less than 250 housing units.	 Repairs, Energy Conservation, and Modernization
<b>State Programs</b>		
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.	 Home Buyer Assistance
Mobile Home Park Conversion Program (M Prop).	Funds awarded to mobilehome park tenant organizations to convert mobilehome parks to resident ownership.	 Acquisition  Rehabilitation

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs.	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	 New Construction  Rehabilitation  Acquisition of Properties from 20 to 150 units
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**Table 4-1**  
**Public and Private Resources Available for**  
**Housing and Community Development Activities**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Proposition 1A	Includes provisions to establish a Downpayment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive assistance in the form of downpayment assistance or rent subsidies from the State at amounts equivalent to the school fees paid by the affordable housing developer for that project in question.  This is a new program and the State has yet to define the program structure and implementation strategy.	 Downpayment Assistance  Rental Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low income rental housing. Tax credits sold to corporations and people with high tax liability, and proceeds are used to create housing.	 New Construction  Rehabilitation  Acquisition
California Emergency Housing Assistance Program (EHAP)	Program covers a wide variety of homeless assistance activities.	 Homeless Assistance
<b>Local Programs</b>		
Redevelopment Housing Set-Aside Funds	20 percent of a Redevelopment Agency's tax increment funds are set aside for affordable housing activities governed by state law.	 Acquisition  Rehabilitation  New Construction
<b>Private Resources/Financing Programs</b>		
Federal National Mortgage Assoc. (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: Fixed rate mortgages issued by private mortgage insurers.	 Home Buyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	 Home Buyer Assistance  Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority communities.	 Home Buyer Assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects.	 New Construction of single-family and multiple family rentals, self help housing, homeless shelters, and group homes for the disabled.
Federal Home Loan Bank, <i>Affordable Housing Program (AHP)</i>	Direct subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects.	 New Construction  Home Buyer Assistance  Acquisition

## **4.2 Housing and Community Development Priorities and Objectives**

### **4.2.1 Neighborhood Revitalization Areas**

Selected communities within the unincorporated area of San Diego County have been designated as Neighborhood Revitalization Areas (NRAs) in order to channel CDBG funds to the areas where they are most needed. NRAs have also been designated in the seven participating cities of the Urban County program for the same purpose. Criteria for selection of the NRAs include:

- primary benefit to lower income households;
- extent of blighting conditions;
- inadequacy of public facilities and services;
- condition of housing;
- lack of employment opportunities;
- health, welfare, and safety needs;
- social indicators;
- compatibility with the County General Plan;
- cost/benefit potential of providing assistance in the area; and
- community interest.

In addition, NRAs contain neighborhoods that have been designated as Slum and Blight areas. Three Slum and Blight areas have been identified in the unincorporated area of the County. The boundaries of each area were defined as a result of a Slum and Blight study conducted by County staff, with concurrence from HUD. The studies indicated a significant number of buildings in disrepair and other blighting influences, as well as recommendations for addressing the blight. The Slum and Blight areas are located in:

- Lakeside (Lakeside Town Center, surrounding neighborhood and Upper San Diego river Redevelopment Area);
- North Spring Valley (area along the south side of Tyler Street and east along Bancroft Drive to Lamar Street); and
- South Spring Valley (La Presa bounded by Harness Street on the north, Helix Street on the west, St. George Street on the south, and Preciosa Street on the east.)

Activities addressing blighting influences in these areas qualify as meeting a CDBG national objective.

Current San Diego Urban County CDBG Neighborhood Revitalization Areas within the unincorporated area are located in the following communities:

- Casa de Oro
- Fallbrook
- Lakeside
- Lincoln Acres
- Ramona
- North Spring Valley
- South Spring Valley
- Rural Revitalization Area (includes the large rural area in the eastern portion of San Diego County, often referred to as “Back County”)

The NRAs are reviewed periodically to assess progress in the revitalization of neighborhood conditions. Adjustments to the designated areas are made, and new NRAs may be created, as necessary to redirect the use of CDBG funds to where they are most needed.

#### 4.2.2 Criteria for Establishing Consolidated Plan Priorities

In establishing the five-year priorities, the San Diego Urban County and HOME Consortium have taken into consideration the following concerns:

- categories of low and moderate income households most in need of assistance based on results of the Housing and Community Development Needs Assessment;
- programs and activities that best meet the identified needs; and
- resources available and appropriate to address identified needs.

A priority ranking has been assigned to each category of housing and community development need according to the following ranking:

**High Priority:** Activities to address this need are expected to be funded with entitlement grants by the Urban County and/or HOME Consortium during the five-year period.

**Medium Priority:** If entitlement funds are available, activities to address this need may be funded by the Urban County and/or HOME Consortium during the five-year period.

**Low Priority:** The Urban County and HOME Consortium will not directly fund activities using entitlement grants to address this need during the five-year period. However, the Urban County and HOME Consortium may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.

**No Such Need:** The Urban County and HOME Consortium finds there is no need for such activities or the need is already substantially addressed. The Urban County and HOME Consortium will not support applications for public assistance by other entities for activities where no such need has been identified.

The needs summary tables integrated throughout this section identify the Urban County's and HOME Consortium's priority for housing, special populations, and community development needs for the five-year period of this Consolidated Plan. These priority needs were determined based on an assessment of demographic and housing information, interviews with local service providers, results of the Housing and Community Development Needs Survey, and consultation with the County and all participating cities.

### 4.2.3 Housing Needs

The Urban County coordinates efforts in expanding and preserving affordable housing opportunities for low and moderate income households through a Neighborhood Revitalization Strategy (see Section 4.2.1). The housing development objectives for the Neighborhood Revitalization Areas are:

- Provide affordable, long-term housing opportunities for eligible low and moderate income residents of the Urban County, with emphasis on low income residents.
- Provide assistance to those property owners or renters who may be relocated as a result of CDBG-funded activities.

Projects must be located within the jurisdiction of the Urban County of San Diego or serve residents of the Urban County. The following areas are eligible:

- Unincorporated Area of the County of San Diego
- City of Coronado
- City of Del Mar
- City of Imperial Beach
- City of Lemon Grove
- City of Poway
- City of San Marcos
- City of Solana Beach

Affordable housing activities located outside the eligible areas outlined above may be considered only for those proposals which: (1) clearly demonstrate a viable proportional benefit to residents of the Urban County; or (2) provide a substantial regional benefit. Under either circumstance, there must be a substantial local contribution by the local jurisdiction involved and a proportional sharing of affordable housing credits. Proposals outside of the Urban County will receive lower priority designation.

Table 4-2, Housing Needs, on the following page presents a summary of all quantifiable objectives for CDBG- and HOME-funded housing activities to be undertaken by the participating jurisdictions of the Urban County and HOME Consortium programs. The estimated dollar amounts reflect only anticipated CDBG and HOME expenditures over the next five years. Brief descriptions of specific program objectives by jurisdiction follow the table.



**Table 4-2**  
**Housing Needs**  
**San Diego Urban County and HOME Consortium**

Priority Housing Needs		Income	Priority Need Level	Total Needs in 1990	Goals
Renter	Small Related	0-30%	High	3,323	335
		31-50%	High	4,129	355
		51-80%	High	5,230	19
	Large Related	0-30%	High	1,259	335
		31-50%	High	1,534	355
		51-80%	High	2,259	20
	Elderly	0-30%	High	1,474	335
		31-50%	High	942	355
		51-80%	Medium	775	0
	All Other	0-30%	Medium	1,257	0
		31-50%	Medium	1,435	0
		51-80%	Medium	2,268	0
Owner		0-30%	High	4,292	512
		31-50%	High	4,094	528
		51-80%	High	7,112	985
Special Populations		0-80%	High		
Total Goals					4,134
Total 215 Goals					1,664

Notes:

1. Households with housing assistance needs are derived from Table 3-14 in Section 3 of this Consolidated Plan based on the proportions of households experiencing any housing problem. However, these estimates are based on 1990 Census data, since then a portion of the households have already been assisted through various programs.
2. Total goals for special populations are already included in the estimates for renter- and owner-households. Programs include farmworker housing and shared housing services which benefit primarily elderly, disabled, and homeless persons, farmworkers, and victims of domestic violence. These goals are further detailed in Tables 4-3 through 4-6.
3. 215 Goals are affordable housing units that fulfill the criteria of Section 215 of the National Affordable Housing Act. For rental housing, a Section 215 unit occupied by a low/mod household and bears a rent that is less than the Fair Market Rent or 30 percent of the adjusted income of a family whose income does not exceed 65 percent of the area median income. For ownership housing, a Section 215 for-sale unit is one to be purchased by a low/mod household and the sale price does not exceed HUD mortgage limit. A Section 215 rehabilitated unit is one occupied by a low/mod household and has a value after rehabilitation does not exceed the HUD mortgage limit. Most households to be assisted under the rehabilitation, acquisition/construction, rent subsidies, and first-time homebuyer assistance programs satisfy the Section 215 definitions. Households to be assisted under the Shared Housing, Security Deposit programs, and Minor Repair Assistance programs are not included.

## **A. Expand and Preserve the Supply of Affordable Rental Housing**

### ***Statement of Need***

Extremely low- and low-income families (0-50 percent MFI) continue to pay the highest percentage of their income for rent. As presented in the Housing and Community Development Needs section, 17 percent of the Urban County and HOME Consortium's total households were within the Low Income (0-50 percent MFI) level and an additional 16 percent were within the Moderate Income (51-80 percent MFI) level. Combined, these low and moderate income households account for one third of the total households in the Urban County and in the HOME Consortium. The combined effect of income and special housing needs result in a large proportion of lower-income households requiring housing assistance.

The need for affordable rental housing far exceeds the supply. Many lower-income households rely on rental assistance to subsidize high housing costs. As of December 31, 1999, a total of 8,402 households currently receive rental housing assistance from the Housing Authority of San Diego County. There are 20,151 households on the waiting list for Section 8 assistance.

### ***Summary of Five-Year Objectives***

Tables 4-3 and 4-4 summarize the uses of HOME and CDBG funds by the participating jurisdictions to provide affordable rental housing opportunities.

**Table 4-3**  
**San Diego County HOME Consortium**  
**Renter Households: 5-year Expenditure of HOME Funds**

<b>Jurisdiction</b>	<b>Low Income (0-50% MFI)</b>		<b>Moderate Income (51-80% MFI)</b>		<b>Program Category</b>
	<b># of Units</b>	<b>Estimated \$</b>	<b># of Units</b>	<b>Estimated \$</b>	
Carlsbad	---	---	35	\$1,120,000	Acquisition/Rehab
Encinitas	---	---	4	\$180,000	Acquisition
	12	\$180,000	---	---	Housing Assistance
	11	\$440,000	---	---	Housing Construction
La Mesa	---	---	---	---	
Santee	82	\$300,000	---	---	Acquisition/Rehab
Vista	100	\$850,000	---	---	Housing Assistance
Urban County	50	\$4,000,000	---	---	Acquisition/Rehab
	45	\$3,600,000	---	---	Housing Construction
	150	\$1,500,000	---	---	Residential Rehabilitation
	75	\$2,025,000	---	---	Housing Assistance
<b>5-Year Total</b>	<b>525</b>	<b>\$12,895,000</b>	<b>39</b>	<b>\$1,300,000</b>	

Note: Other entitlement and participating cities not anticipating expenditure of HOME funds on renter households are not included in this table.

**Table 4-4**  
**San Diego Urban County**  
**Renter Households: 5-year Expenditure of CDBG Funds**

Jurisdiction	Low Income (0-50% MFI)		Moderate Income (51-80% MFI)		Program Category
	# of Units	Estimated \$	# of Units	Estimated \$	
Del Mar	8	\$125,000	---	---	Rental Subsidies
Poway	150	\$25,000	---	---	Shared Housing
County Uninc.	50	\$4,000,000	---	---	Acquisition/Rehab
	30	\$2,400,000	---	---	Housing Construction
	375	\$25,000	---	---	Security Deposit Assist.
	900	\$217,800	---	---	Shared Housing
	30	\$50,000	---	---	Farmworker Housing
<b>5-Year Total</b>	1,543	\$6,842,800	---	---	

Notes:

1. County Uninc. = County Unincorporated Area
2. Other participating cities not anticipating expenditure of CDBG funds on renter households are not included in this table.

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### ***Entitlement Grants-Funded Programs***

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#### **County of San Diego**

The County Department of Housing and Community Development (HCD) administers a number of programs geared toward expanding affordable housing opportunities and improving the quality of housing for low and moderate income renters. Key programs and objectives for CDBG and HOME funds are described below.

#### ***1. Construction and Acquisition/Rehabilitation***

This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participating in the Urban County program. Financial assistance is provided in the form of “gap” financing, for both short term and long term financing.

HOME and CDBG funds will be used on a countywide basis for short term and long term “gap” financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other non-profit housing developers. CDBG funds will be used for housing site acquisition, as well as site improvements, infrastructure and neighborhood improvements in concert with County-sponsored housing developments.

**Five-Year Objectives:** Under these programs, the County anticipates achieving the construction and acquisition/rehabilitation of approximately 700 rental housing units, of which 175 units will be assisted with HOME and CDBG funds over the next five years. However, it is expected that nearly all of the 700 units will be rent-restricted. Households to be assisted are expected to be primarily low income (0-50 percent MFI) households.

## **2.      *Residential Rehabilitation***

HOME funds will be utilized to rehabilitate rental units in exchange for affordability covenants. Average loan amount is approximately \$10,000 per unit. The loan will be due and payable after ten years.

**Five-Year Objectives:** The County anticipates achieving rehabilitation of approximately 150 rental units using HOME funds over the next five years. Low and moderate income households (up to 80 percent MFI) will be assisted.

## **3.      *Rental Assistance***

The County uses HOME funds to provide rental assistance to low income households.

**Five-Year Objectives:** The County anticipates assisting 75 low income households with rental assistance using HOME funds over the next five years.

## **4.      *Emergency Rent and Security Deposit Assistance***

The County HCD has established a revolving loan program to assist persons with emergency rent and security deposits. Funding assistance may be paid back by the tenants in installments, with the entire amount being guaranteed by the loan program.

**Five-Year Objectives:** CDBG funds recycled from program income will be used to provide emergency rent and security deposit assistance to 375 low income renters in the five-year period.

## **5.      *Shared Housing Program***

The County provides CDBG funds to three nonprofit agencies to administer the Shared Housing Program. These are the North County Lifeline, Lutheran Social Services (South County), and East County Council on Aging. The Shared Housing Program matches persons in need of housing with residents who have space in their homes to share for a minimal amount of compensation. Program participants must either be a senior, a person with a disability, a victim of domestic violence, a homeless person, an illiterate person, a migrant farm worker, or a low and moderate income person.

**Five-Year Objectives:** The County anticipates making 900 matches over the next five years.

## **6. *Farmworker Housing Fee Waiver Program***

Under this program, certain administrative fees assessed by the County of San Diego for the establishment of farmworker housing are waived through an agreement with farm owners. Terms of the agreement include:

- The amount of employee rent to be charged for housing must be limited to 30 percent of the household income.
- At least 50 percent of the employee's household income must be obtained from agricultural work on that property in which housing is to be located (not applicable to farm labor camps).
- Salary of employees must be at least minimum wage.

CDBG funds are used to reimburse the County for the above administrative fees.

***Five-Year Objectives:*** The County anticipates assisting 30 units of farmworker housing in the five-year period.

## **7. *Predevelopment/Acquisition Loan Program (PAL)***

The County HCD has an open Notice of Funding Availability (NOFA) for a Predevelopment/Acquisition Loan Program (PAL). The PAL program provides loans directly to project sponsors for initial phases of development or acquisition of affordable housing for lower income households within the Urban County. The loans are currently provided at zero percent interest to be repaid at the time permanent financing is obtained or may become part of the permanent financing structure in exchange for restricted rent benefits. Under the PAL program, individual loans of up to \$30,000 may be provided with CDBG funds. Proposals must be consistent with the Consolidated Plan.

***Five-Year Objectives:*** The County will continue to implement the PAL program.

## **Participating Cities**

Several cities participating in the Urban County and HOME Consortium programs anticipate using CDBG and/or HOME funds to expand affordable rental housing opportunities in their cities. These include:

***City of Del Mar:*** Provision of rent subsidies to 8 low income households using CDBG funds.

**City of Carlsbad:** Acquisition of land and/or existing units with possible rehabilitation using HOME funds. The City anticipates assisting 35 moderate income households.

**City of Encinitas:** Acquisition of 4 moderate income units; construction of 11 low income units; and provision of housing assistance to 12 low income renter-households using HOME funds.

**City of Poway:** Provision of shared housing services to 150 low income households using CDBG funds.

**City of Santee:** Acquisition/rehabilitation of 82 rental housing units for low income large families using HOME funds.

**City of Vista:** Provision of housing assistance such as rent subsidies to 100 low income renter-households using HOME funds.

### ***Non-Entitlement Grants-Funded Programs***

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#### ***1. Section 8 Vouchers and Certificates***

The County HCD staffs the Housing Authority (HA) of the County of San Diego, which administers the Section 8 Voucher and Certificate Program. Under the Section 8 program, HUD provides local Housing Authorities with funding to assist low income households (earning up to 50 percent of MFI) through rent subsidies. Households receiving Section 8 certificate assistance pay only 30 percent of their gross household income on rent. HUD subsidizes the rent up to the Fair Market Rent (FMR) levels.

For Section 8 certificates, the property owner enters into an agreement with the Housing Authority, limiting rents for the low-income units to the FMR levels as established by HUD. Section 8 certificate holders are restricted to renting units for which there is an existing agreement between the property owner and the Housing Authority. Section 8 vouchers place no rent limits on the units and the voucher holder may choose housing that rents for more than HUD-established FMR. However, the amount of rental assistance for the vouchers is fixed; the tenant must pay the difference (if any) between the voucher amount and actual rent for the unit.

No later than October 1, 2001, all Section 8 Certificate and Voucher program participants will be assisted through the Housing Choice Voucher Program. Under the new Housing Choice Voucher Program, the housing subsidy amount is the difference between the applicable payment standard or the Gross Rent, whichever is less, and 30 percent of the participant's monthly adjusted income. The participant's portion of the rent cannot exceed 40 percent of the monthly adjusted income when the participant moves into a new unit. After the initial lease period, any rent increase will be paid by the participant.

## **2.     *Family Self-Sufficiency***

The County HA uses Section 8 funds to administer the Family Self-Sufficiency Program which provides rental assistance to families who are committed to becoming economically independent. Typically, households who participate in this program are encouraged to also participate in some kind of job training and placement programs to enhance their ability to earn increased income and ultimately achieve financial independence.

## **3.     *Mobile Home Demonstration Program***

The County HA administers a demonstration program for mobilehome owners who are eligible for the Section 8 program but whose park owners are unwilling to participate in the program. These participants must meet all of the eligibility requirements for Section 8. However, instead of sending the subsidy to the park owner, the HA sends the subsidy to the mobilehome owner who in turn pays the pad rent to the park owner. This program will be operated as a demonstration in fiscal years 1999-2001; after this demonstration period, HUD will determine whether to continue the program nationally.

## **4.     *Family Unification Program***

This program primarily benefits single parents and their children who are homeless, battered families who have fled their homes to escape violence, and families living in substandard housing. The purpose of this program is to keep families intact to benefit the children. The County HA receives referrals for this program from the San Diego County Health and Human Services Agency, Children's Services Bureau.

## **B. Expand and Preserve the Supply of Affordable Homeownership Housing**

### ***Statement of Need***

Affordable homeownership opportunities in the Urban County and HOME Consortium are limited when compared to the need. Many of the renter-households in the Urban County and HOME Consortium would likely prefer homeownership if it were an affordable option.

In 1998, the Home Mortgage Disclosure Act (HMDA) reports documented a total of 57,228 applications for conventional home purchase loans in San Diego County. Sixty-eight percent of all applications resulted in *loans originated* (approved by lenders and accepted by applicants). However, in moderate income (50-80 percent MFI) tracts, the percentage of applications which resulted in loan originations was 60 percent, and in low income (0-50 percent MFI) census tracts, the loan origination rate was only 52 percent. By comparison, 70 percent of all applications in upper income (100-120 percent MFI) census tracts resulted in loan originations.

Low income (0-50 percent MFI) applicants had the highest denial rate for conventional mortgage loan applications. About 25 percent of the applications filed by low income households were denied, compared to 18 percent for moderate income households (50-80 percent MFI) and 10 percent for above-moderate income (>80 percent MFI) households.

### ***Summary of Five-Year Objectives***

Tables 4-5 and 4-6 summarize the uses of HOME and CDBG funds by the participating jurisdictions to provide affordable homeownership opportunities and to assist existing homeowners.

**Table 4-5**  
**San Diego County HOME Consortium**  
**Owner Households: 5-year Expenditure of HOME Funds**

<b>Jurisdiction</b>	<b>Low Income (0-50% MFI)</b>		<b>Moderate Income (51-80% MFI)</b>		<b>Program Category</b>
	<b># of Units</b>	<b>Estimated \$</b>	<b># of Units</b>	<b>Estimated \$</b>	
Carlsbad	---	---	---	---	
Encinitas	---	---	5	\$100,000	Housing Assistance
La Mesa	---	---	50	\$500,000	Housing Assistance
	---	---	25	\$500,000	Residential Rehabilitation
Santee	---	---	100	\$600,000	Housing Assistance
Vista	25	\$570,000	---	---	Residential Rehabilitation
Urban County	60	\$1,320,000	40	\$880,000	Residential Rehabilitation
	15	\$120,000	85	\$680,000	Housing Assistance
<b>5-Year Total</b>	100	\$2,010,000	305	\$3,260,000	



**Table 4-6**  
**San Diego Urban County**  
**Owner Households: 5-year Expenditure of CDBG Funds**

<b>Jurisdiction</b>	<b>Low Income (0-50% MFI)</b>		<b>Moderate Income (51-80% MFI)</b>		<b>Program Category</b>
	<b># of Units</b>	<b>Estimated \$</b>	<b># of Units</b>	<b>Estimated \$</b>	
Poway	35	\$294,000	30	\$196,000	Residential Rehabilitation
County Uninc.	50	\$1,100,000	50	\$1,100,000	Residential Rehabilitation
	255	\$5,100,000	---	---	Mobile Home (MOAP)
	600	\$690,000	600	\$690,000	Minor Home Repair
<b>5-Year Total</b>	<b>940</b>	<b>\$7,184,000</b>	<b>680</b>	<b>\$1,986,000</b>	

Notes:

1. County Uninc. = County Unincorporated Area
2. Other participating cities not anticipating expenditure of CDBG funds on owner households are not included in this table.

### ***Entitlement Grants-Funded Programs***

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#### **County of San Diego**

The County Department of Housing and Community Development (HCD) administers several housing programs aimed at expanding affordable homeownership opportunities for low and moderate income first-time homebuyers and improving the quality of housing for existing low and moderate income homeowners.

#### ***1. Residential Rehabilitation***

Two types of loans are available to assist low and moderate income homeowners in making the necessary improvements:

***Direct Amortized Loan:*** Direct amortized loans are offered at five percent interest to eligible single-family and mobilehome participants. Principal and interest is amortized to a maximum of 15 years. The maximum amount is determined by the rehabilitation needs of the property and the owner's ability to repay the loan. Eligible participants for this loan program are limited to those owner-occupants whose gross family income is less than 80 percent of the County MFI.

***Deferred Loan:*** Deferred loans are offered to subsidize the difference between what the homeowner can afford to pay and the total project costs. Three percent simple interest is calculated annually on the unpaid principal. Gross family income must be below 80 percent of the County MFI.

***Five-Year Objectives:*** An estimated 200 owner-occupied housing units (approximately 110 low income and 90 moderate income households) will be assisted under this program using HOME and CDBG funds.

## ***2. Minor Home Repair***

The County administers a Minor Home Repair program to provide assistance to low and moderate income homeowners to make necessary repairs. Grant amounts range between \$300 and \$2,000 per unit.

***Five-Year Objectives:*** The County anticipates assisting about 1,200 low and moderate income households over the next five years.

## ***3. Downpayment and Closing Cost Assistance Program (DCCA)***

This HOME-funded program enables low and moderate-income first-time homebuyers to receive a deferred payment loan to help pay for their downpayment and closing costs. To qualify for a DCCA loan, the borrower must: (a) income qualify, not to exceed 80 percent of County MFI; (b) contribute a minimum of two percent of purchase price from personal funds; and (c) occupy the home being purchased. The loan term is equal to the term of the first mortgage loan, with no prepayment penalty. Three-percent simple interest accrues annually for the life of the loan.

***Five-Year Objectives:*** An estimated 100 households (15 low income homebuyers and 85 moderate income homebuyers) will benefit from the DCCA Program over the next five years.

## ***4. Mobilehome Occupant Assistance Program (MOAP)***

This program uses CDBG funds to assist low income residents in their efforts to acquire the mobile home parks they occupy. Park ownership can take the form of cooperatives, condominiums, limited equity leases, and mutual benefit corporations. The County works with neighborhood-based nonprofit corporations representing residents to make deferred equity sharing loans to low income residents who are interested in participating in the park purchase.

***Five-Year Objectives:*** The County anticipates a total of 500 mobilehome units will convert to ownership by park tenants under this program. Approximately 51 percent (255) of the mobilehome owners will be assisted with CDBG funds through this program. The assisted households will be predominantly low income elderly households.

## ***5. First-Time Homebuyer Education and Counseling***

Each year, the County issues a \$15,000 Notice of Funding Availability for a qualified nonprofit organization to hold first-time homebuyer education courses and counseling sessions for low and moderate-income residents of the Urban County. It is anticipated that 20 to 24 courses and numerous counseling sessions will be offered each year.

***Five-Year Objectives:*** Over the next five years, it is estimated that 900 Urban County residents will attend the courses and counseling sessions.

### **Participating Cities**

Several cities participating in the Urban County and HOME Consortium programs anticipate using CDBG and/or HOME funds to expand affordable housing opportunities and to improve housing quality for homeowners in their cities. These include:

***City of Encinitas:*** Provision of homebuying assistance to 5 moderate income households using HOME funds.

***City of La Mesa:*** Provision of homebuying assistance to 50 moderate income households; and rehabilitation of 25 owner-occupied units for moderate income households using HOME funds.

***City of Santee:*** Provision of homebuyer assistance to 100 moderate income households using HOME funds.

***City of Vista:*** Rehabilitation of 25 owner-occupied units for low income households using HOME funds.

***City of Poway:*** Rehabilitation of 65 owner-occupied housing units (35 low income and 30 moderate income) using CDBG funds.

### ***Non-Entitlement Grants-Funded Programs***

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#### ***1. Mortgage Credit Certificate Program (MCC)***

This program is administered by the County HCD to assist homebuyers in the purchase of their first home. First-time homebuyers are issued mortgage credit certificates which may be used to reduce their federal income tax by up to 15 percent of the annual interest paid on the mortgage loan. The resulting increase in net earnings can enable the homebuyer to more easily qualify for a mortgage loan.

#### ***2. ACCESS Program***

This program enables homebuyers to receive a 20-year deferred second mortgage loan of up to five percent of the purchase price with an interest rate equal to the rate of the first mortgage loan. The homebuyer may use proceeds from these loans to pay for downpayment and closing costs. There is no prepayment penalty; the mortgage becomes due and payable at the end of the mortgage term, or upon sale, refinance, or rental of the property.

### **3. *FreshRate Program***

Through this program, first mortgage loans of up to 101 percent of appraised property value are made to low and moderate-income homebuyers. Homebuyers may use up to four percent of the *FreshRate* loan to help pay for downpayment and closing costs. Repayment of the portion of the loan used for downpayment and closing costs will be forgiven after ten years of occupancy of the home by the borrower. Because the portion of this loan used for initial financing (downpayment and closing costs) does not have to be repaid, the interest rate is slightly higher than market rates.

### **4. *Lease to Purchase Program***

This proposed program would establish a local joint powers agency to issue short-term bonds to fund the purchase of new and existing homes. These agency-owned homes would then be leased to moderate-income families for a three-year period while the families build an equity base toward purchase of the home. At the end of the three-year lease period, the lessee would be able to convert the lease to a standard fixed-rate mortgage without downpayment or closing cost requirements. In addition, lease payments made during the lease period would be applied to the mortgage, effectively reducing the mortgage term by three years.

## **C. Reduce Barriers to Affordable Housing**

The *Housing and Community Development Needs Assessment* discusses the market and governmental constraints that generally impact the provision and preservation of affordable housing in the Urban County and HOME Consortium. Local governments have little influence over market factors; this section discusses actions that the County and participating cities have undertaken or will undertake to lessen the impacts of governmental and infrastructure constraints.

### **County of San Diego**

#### **1. General Plan Land Use Element**

The Board of Supervisors has a policy of preparing community and subregional plans for subareas of the unincorporated area. Community and subregional Plans, consisting of maps and texts, are prepared by locally-elected community planning groups and County staff. Community and subregional plans implement the countywide land use map. Development proposals must conform to the land use and density designations, which are specific for each parcel.

Although the goals of many community and subregional plans state a preference for a range of housing types for all economic segments of the community, the lower density land use designations of the plans may forestall development of multi-family or mobile home housing. Periodic community and subregional plan updates are now part of the planning process and will rectify these inequities by incorporating Housing Element data, regional share goals and vacant land survey information into this review process.

#### **2. General Plan Housing Element**

The 1999-2004 Housing Element for the County of San Diego was adopted by the Board of Supervisors on December 15, 1999. The State Department of Housing and Community Development has certified that the Housing Element is in compliance with State law. The achievement of state certification means that the Element has assessed the potential barriers to housing development and contains programs and policies that adequately address the barriers identified.

The 1999-2004 Housing Element for the County of San Diego contains an inventory of vacant residential sites in the unincorporated area. The Element has determined that there are adequate residential sites designated at appropriate densities to accommodate the County's share of the regional housing need. Policy 1 of the Housing Element avows the County's commitment to facilitating affordable housing development by continuing to identify adequate sites with appropriate zoning, development standards, and adequate public infrastructure and services.

State Density Bonus law requires that jurisdictions offer a 25 percent density bonus to developers in exchange for reserving a percentage of housing units for lower income or senior households for specified periods of time. Additional incentives may also be authorized by the County for developers who maintain the affordability of housing units for longer periods of time.

Policy 11 of the 1999-2004 Housing Element for the County affirms proactive implementation of the County's density bonus programs in order to facilitate the development of housing that will be made affordable to very-low income, low-income and senior households. Density bonus developments are subject to discretionary review for consistency with zoning, potential environmental impacts, and compatibility with adjacent developments. This program is anticipated to facilitate the construction of 150 affordable units, 30 units annually for five years.

### ***3. Permits, Fees and Other Charges***

Fees are charged for processing the various permits necessary to develop land. The portion of development costs attributed to fees for parks, fire, schools, sewer and water connection, flood control, and drainage provides the infrastructure that is considered necessary to provide a healthy environment, as demanded by the public. These impact fees, levied by public service districts and the County, are not included in the County's review and regulatory processing fees.

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. The costs of these permits are often passed on to the consumer in the form of higher housing prices. However, the County has taken steps to reduce the costs of processing residential building permits. In April 1999, the Board of Supervisors adopted fee reductions for residential building permits; development fees in the unincorporated area were reduced by 25 percent to 44 percent.

### ***4. Permit Processing***

Although the County has made substantial efforts in recent years to reduce the time and costs required for processing permits, the consideration and resolution of complex issues involved in some developments can be costly. The 1999-2004 Housing Element for the County of San Diego includes a policy (Policy 23) to expedite the processing of permit applications for housing developments that reserve a portion or all of the units as housing affordable to low income households.

### ***5. Infrastructure Constraints***

In 1997, the San Diego County Water Agency (SDCWA) prepared a Water Resource Plan that identified the need to diversify its sources of water and reduce its dependence on imported water from the Colorado River Aqueduct and the State Water Project. In

August 1998, SDCWA approved a water exchange agreement with Metropolitan Water District (MWD) that would allow SDCWA to acquire and transport approximately 200,000 acre feet of water annually from the Imperial Irrigation District (IID) into the region. This agreement is expected to ensure a more reliable source of water, thereby maintaining the economic well being of the region and the quality of life for County residents.

### **Participating Cities**

Each local jurisdiction in San Diego County is required to update the Housing Element of its General Plan by December 31, 1999. The Element must include programs to reduce or eliminate barriers to housing development specifically in the following areas:

- Review development standards and consider revisions which would reduce development costs.
- Review permit processing procedures and consider revisions which would streamline the review process and reduce costs.
- Designate adequate residential sites at appropriate densities to accommodate their share of the regional housing need.
- Review group home zoning regulations to comply with State and federal fair housing laws and to ensure that zoning requirements do not unduly restrict the availability of this housing type.
- Review existing regulations on second units and consider revisions to meet the criteria specified in State law.

#### **4.2.4 Homeless Needs**

The Regional Task Force on the Homeless is a partnership of public agencies, private groups and homeless advocates who share the vision of an end to homelessness in San Diego County. Headed by an executive committee of public and private officials, the Task Force includes representation from throughout the County, with a broad perspective of concerns, expertise and interests. Task Force staffing is supported through public and private contributions. The mission of the Task Force is to collect, analyze and disseminate information on homelessness, and to facilitate regional solutions through planning, coordination and advocacy. The Task Force's annual updates of homelessness throughout San Diego County and its 18 cities provided base data for the Homeless Needs Assessment or Gaps Analysis and preparation of the Homeless Continuum of Care Strategy.

##### ***Statement of Need***

The homeless and the population "at-risk" of becoming homeless include people in a variety of circumstances with a multiplicity of problems. Homeless persons need shelter as well as supportive services to empower them to achieve self-sufficiency. With the size and complexity of the homeless problem in San Diego County, additional shelter resources, particularly transitional shelter programs and supportive social services, are greatly needed.

The U.S. Department of Housing and Urban Development (HUD) has empowered communities to develop an ongoing Continuum of Care process in relation to the annual Supportive Housing Program (SHP) grant. The San Diego Regional Continuum of Care process was born from this; its purpose is to maximize funding to the region, and ultimately alleviate homelessness in San Diego. Leadership for this community-based process is provided by the San Diego Regional Continuum of Care Council (Regional Council), a year-round planning, coordination, and communication group that links providers of shelter, housing and services in a comprehensive response to the needs of homeless individuals and families throughout the San Diego region. The Regional Council coordinates this on-going response to homelessness through the involvement and support of nearly 100 non-profit organizations, thousands of volunteers, public agencies, faith-based communities, veterans' organizations, business and economic development stakeholders, and homeless consumers.

The San Diego Regional Continuum of Care system serves the needs of the 18 incorporated cities in the County of San Diego, and the unincorporated area. With a total population that exceeds 2.7 million persons, San Diego County ranks fourth among all United States counties and second among California counties. The 18 cities range in size from San Diego at approximately 1.2 million persons, to four cities at more than 100,000 persons (Oceanside and Escondido in North County, El Cajon in East County and Chula Vista in South County), to the remaining 13 cities at populations of 5,000 to 100,000. All cities and the unincorporated area are represented in the Regional Council Continuum of Care process. Each year, two separate applications are submitted to the federal



government for homeless assistance: one for the City of San Diego and the other for the County Consortium.

The San Diego Continuum of Care system is composed of an array of experienced and committed private and non-profit partners that provide housing and services which are the system's fundamental components. These components are prevention, outreach/assessment, emergency shelter, transitional housing, permanent supportive housing, supportive services, and permanent housing. San Diego's system continues to develop ways to meet the needs of the homeless and to fund programs to fill housing and service gaps as they are identified for all subpopulations throughout the region.

ESG, CDBG, and Federal Emergency Management Agency (FEMA) Homeless funds will be used to provide emergency shelters and services for the homeless. Supportive Housing Program (SHP) and Shelter Plus Care (S+C) funds will be the primary funding source to provide transitional and supportive housing facilities for the homeless. In addition, a variety of funding sources are used to provide supportive services for the homeless. Combined, these programs substantially address the gaps existing in the Regional Council Continuum of Care.

### ***Summary of Five-Year Objectives***

Tables 4-7 and 4-8 summarize the uses of ESG and CDBG funds by the participating jurisdictions of the Urban County program to provide housing and supportive services for the homeless.

**Table 4-7**  
**San Diego Urban County**  
**Homeless Persons: 5-year Expenditure of ESG Funds**

<b>Jurisdiction</b>	<b>Homeless Persons</b>		<b>Program Category</b>
	<b># Assisted</b>	<b>Estimated \$</b>	
Urban County	290 beds	\$823,000	Homeless Shelters
	290 beds	\$188,000	Case Management
	290 beds	\$63,000	Child Care
	290 beds	\$63,000	Mental Health Care
	290 beds	\$63,000	Substance Abuse Treatment
<b>5-Year Total</b>	1,450 beds	\$1,200,000	

**Table 4-8**  
**San Diego Urban County**  
**Homeless Persons: 5-year Expenditure of CDBG Funds**

Jurisdiction	Homeless Persons		Program Category
	# Assisted	Estimated \$	
Poway	50 persons	\$10,000	Emergency Shelter
	300 persons	\$19,000	Shared Housing
	150 persons	\$5,000	Case Management
	10 persons	\$4,000	Life Skills Training
County Uninc.	700 Hhlds	\$250,000	Motel Vouchers
	100 units	\$2,500,000	Transitional Housing
<b>5-Year Total</b>	---	\$2,788,000	

Notes:

1. County Uninc. = County Unincorporated Area
2. Other participating cities not anticipating expenditure of CDBG funds homeless activities are not included in this table.

### ***Entitlement Grants-Funded Programs***

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#### **County of San Diego**

The County Department of Housing and Community Development (HCD) uses both ESG and CDBG funds to support the San Diego Regional Continuum of Care Council (described later under *Non-Entitlement Grants-Funded Programs*). Programs supported by ESG and CDBG funds include the following:

#### ***1. Emergency Shelters***

The purpose of the Emergency Shelter Grant (ESG) program is to fund nonprofit agencies that operate shelters. ESG-funded programs are part of the County's overall Continuum of Care Approach to addressing the various causes of homelessness: lack of support services, insufficient income, and lack of affordable housing.

***Five-Year Objectives:*** HCD uses its annual ESG allocation to support the following:

- ***North County:*** 30 shelter beds for women and children who are victims of domestic violence.
- ***North County:*** 16 shelter beds for homeless families.
- ***East County:*** 12 shelter beds for homeless families.

## **2. Cold Weather Shelter Voucher Program**

This program is operated through a contract with Catholic Charities. The program shelters families, persons with disabilities, and elderly persons in participating motels throughout the County.

**Five-Year Objectives:** The County anticipates assisting 700 families over the five-year period using CDBG funds in conjunction with major funding from the County Health and Human Services Agency.

## **3. Supportive Services**

In conjunction with providing shelter beds for homeless families and victims of domestic violence, ESG and CDBG funds also provide supportive services for clients at these shelters.

**Five-Year Objectives:** Services including case management, child care, mental health care, and substance abuse treatment will be provided.

## **4. Transitional Housing**

While Supportive Housing Program (SHP) funds will be the primary funding source to provide transitional housing facilities for the homeless, CDBG funds may also be used to expand the inventory of transitional housing in the County.

**Five-Year Objectives:** An estimated \$2,500,000 may be used to provide 100 units of transitional housing over the next five years.

## **Participating Cities**

Only one city anticipates using CDBG funds to provide housing and supportive services for the homeless:

**City of Poway:** Through the North County Lifeline, the City will provide housing and supportive services for the homeless. The City anticipates assisting 50 persons through emergency shelters, 150 persons through transitional housing, 150 persons through case management, and 10 persons through life skills training using CDBG funds over the next five years.

## ***Non-Entitlement Grants-Funded Programs***

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### **Regional Continuum of Care**

In addition to the CDBG- and ESG-funded efforts described above, S+C, SHP, FEMA Homeless Funds, and a variety of funding sources are used to support the Continuum of Care system in San Diego. Existing programs and services, as well as efforts to develop a complete continuum of care system are discussed below.

#### ***1. Prevention***

Prevention activities consist of economic support and provision of services. A geography-based service delivery system emphasizes community prevention and diversion programs. The San Diego Work Force Partnership coordinates job training services in recognition that employment contributes to a stable economy. This is the first line of defense to prevent homelessness. To help prevent eviction and resolve landlord-tenant disputes, the jurisdictions in the Region provide mediation and other dispute resolution services, as well as review of health and safety conditions to ensure safe housing. Consumer Credit Counseling Services and Emergency Rent Programs are also resources designed to prevent evictions.

#### ***2. Outreach and Assessment***

Outreach programs target special homeless populations such as the seriously mentally ill, persons with HIV/AIDS, chronic substance and/or alcohol abusers, encampment dwellers, and victims of domestic violence. Outreach to special needs populations include: street outreach to the mentally ill, veterans and youth; HIV/AIDS testing and counseling services; and walk-in services at several locations for homeless persons experiencing substance abuse problems. Several walk-in centers are also provided throughout the Region for the general homeless population. In addition to outreach teams and drop-in centers, there are region-wide information and referral services available through three 24-hour toll-free hotlines, the “Access and Crisis Line” for homeless mentally ill, INFO LINE for general homeless populations, and a domestic violence information and referral hotline. These hotlines provide crisis intervention and referrals to other community based and public resources.

#### ***3. Emergency Shelter***

The San Diego Region has identified the lack of emergency beds as one of the missing components of the continuum; there is need on any given night for at least 850 additional emergency shelter beds throughout San Diego County.

The Winter Shelter model was established in the Region in 1997. It is based on a flexible, dispersed site and voucher concept with 24-hour shelter at some sites. The program operates 24 hours a day during the winter months, from November through

April. The Region's non-profits participate in these winter shelter efforts along with the County Health and Human Services Agency, to provide support services. In the most recent year, the program provided approximately 2,000 vouchers for approximately 700 households.

#### **4. *Transitional Housing***

Transitional housing programs offer differing lengths of stay, ranging from 30 days to as long as two years. This approach helps ease the demand for emergency shelter as well as the demand for longer term housing. The Regional Council is working toward the expansion of transitional housing opportunities in partnership with government and the non-profit community.

#### **5. *Safe Housing***

The Safe Housing concept is to provide opportunities to revitalize neglected portions of neighborhoods as well as to furnish an additional tool for combating the spread of alcohol and drug abuse. Safe Housing consists of units with adequate property management and supervision to support an environment free of alcohol and illegal drugs, a population large enough to create a small community atmosphere, and a child-friendly and child-appropriate living area combined with safe outdoor play area. Residents will be primarily women ages 18 to 34 who have made progress in their reunification case plan and substance abuse treatment. The average stay in Safe Housing will be one year.

#### **6. *Strengthening Foster Care Families Program***

This program is a first step in providing foster youths appropriate tools and opportunities to become successful and productive adults. Chinaberry Apartments located in San Marcos have been selected to provide much-needed support services and transitional housing opportunities for foster youth transitioning out of the County's foster care system. The County's foster care system provides youths with alternative housing opportunities when they can no longer live with their immediate family or foster family.

#### **7. *Safe Havens***

There are currently 46 safe haven beds available in the San Diego County region. These beds are targeted to the most difficult-to-serve, homeless mentally ill and dually diagnosed populations. Safe haven programs are designed with no maximum length of stay.

The homeless mentally ill continue to be one of the most under-served populations in the region. Therefore, *Safe Havens* shelter programs are necessary to fulfill an acknowledged gap in the continuum of care. Safe havens programs provide services and housing to those homeless mentally ill individuals who are too severely disabled to accept services in traditional shelter environments.

## **8. *Permanent Supportive Housing***

There are approximately 356 beds in permanent supportive housing designated for disabled homeless persons in the region. Restricted rents are charged to make the unit affordable. Tenants can live in the unit for an indefinite time and supportive services are provided. These beds are mostly developed and operated by private, nonprofit housing organizations in connection with local Housing Authorities.

The focus for the future in permanent supportive housing will be continued funding and expansion of Shelter Plus Care Programs and permanent Supportive Housing Programs for the disabled. The County's first priority project in the 1999 application was permanent supportive housing; this initiative was funded.

## **9. *Supportive Services***

San Diego has a shortage of supportive services, particularly in mental health and substance abuse services. Both services have waiting lists for prospective clients. The region is actively lobbying State support for a greater share of supportive service dollars. The recently recognized need for services to the dually diagnosed homeless population has increased the interest in developing services to assist this special need population.

***Case Management*** is a standard component of transitional housing programs serving the homeless in the San Diego Regional Continuum of Care. Increasingly, case management services are being added to emergency shelter programs.

***The Health Care Delivery System*** of the County Health and Human Services Agency has been reorganized in response to increased demand and funding shortfalls. Of particular importance to homeless persons are the 25 community clinics operating in San Diego County which provide health care on a sliding-scale fee or for free. The major goal of the Regional Council for health care is to provide improved region-wide, 24-hour access to health care for the homeless.

***Substance Abuse Treatment*** is provided in more than 50 residential and non-residential drug treatment programs throughout the City and County of San Diego. In addition, there is a comprehensive array of substance abuse treatment services throughout San Diego County that provide detoxification, treatment, and ongoing recovery assistance on both a residential and non-residential basis. The most pressing substance abuse needs are expanded service and quicker access to beds and treatment.

***Housing Placement and Referral*** are provided by most emergency shelters and transitional housing programs. Many programs have in-house staff who work one-on-one with residents to help them locate and move into permanent housing. Residents are instructed how to conduct a housing search and on their responsibilities as tenants. The available region-wide referral network, both

formal and informal, works well. However, the main obstacle is the shortage of affordable housing.

***Education and Employment Services*** are provided by local school districts and community colleges. These programs include General Equivalency Diploma (GED) completion courses and English as a Second Language (ESL) classes. Vocational training, employment skill development and job placement are also available through the school districts and community colleges. Supplementing the school districts and community colleges is the workforce Partnership funded through Federal Job Training Partnership Act (JTPA) funds for many vocational training programs throughout the County. Welfare reform is increasing the involvement of the Regional Council and all homeless providers in training and employment services.

***Education and Childcare*** are crucial services for homeless families. Most homeless programs use childcare services in the surrounding communities. Some agencies provide childcare services on-site. The immediate goal of the Regional Council is to assist agencies to build capacity for increased children's services for homeless families.

***Transportation*** in the geographically diverse San Diego region has required special efforts to create alternative transportation to and from services. Specialized support for those with HIV/AIDS, veterans, and others is being expanded in an effort to serve all segments of the homeless population.

## **10. *Permanent Housing***

The current inventory of permanent housing in the Continuum of Care system provides the ultimate safety net for low income populations in general as well as those transitioning from homelessness. That safety net has worked well in the recent past, providing Public Housing, Section 8 units (approximately 20,000 units region-wide, density bonus programs, bond financing, and shared housing options). However, with rising rents and extremely low vacancy rates, that inventory is under increasing pressure. Currently, there are more people on the Section 8 and Public Housing Waiting Lists than there are homeless persons. Currently, San Diego jurisdictions along with SANDAG are trying to address zoning and planning actions designed to increase the supply of affordable housing to meet existing and projected needs.

#### **4.2.5 HIV/AIDS Needs**

##### ***Statement of Need***

The San Diego County HIV/AIDS Strategic Housing Plan provides a framework for assessing and planning for the housing needs of people living with HIV/AIDS. Given the dynamic nature of the HIV disease and the uncertainty of government funding in the future, the needs of people living with HIV/AIDS and the most appropriate strategies to meet those needs must be reassessed regularly. This plan is intended to be built upon, revised, and expanded as the current objectives are met and new gaps and needs emerge. Issues identified by the Plan are summarized below:

##### **1. *System-Wide Issues***

Planning, prioritization and resource allocation were ranked highest, followed closely by activities which will increase the capacity of providers throughout the HIV/AIDS housing and support service continuum. Coordination and collaboration are key components to the success of these endeavors.

***Planning, Prioritization and Resource Allocation:*** Community-based needs assessment and planning is needed in order to build a comprehensive continuum of housing and support services. Funding decisions need to be reviewed periodically to assure that existing programs adequately address current needs.

***AIDS Housing Provider Capacity:*** Housing development and operations are complex activities requiring a broad range of skill and knowledge; many housing providers do not have the capacity to develop AIDS housing facilities.

***Involvement of the HIV-Infected Community:*** Consumer input is increasingly important in the planning and decision-making process regarding HIV/AIDS housing as the epidemic evolves and the costs of housing escalate.

***Access to Housing, Services, and Benefits:*** The paperwork required to access services and benefits, especially housing, is burdensome for people with HIV; consumers often do not have the skills to advocate effectively through a bureaucracy.

##### **2. *Housing Specific Issues***

Within the continuum of housing and services for residents in San Diego County, two urgent gaps have been identified:

***Affordable Permanent Housing Units:*** there is a need for additional permanent affordable housing that is accessible to people living with HIV.



***Emergency Housing:*** There is a need for both facility-based and hotel/motel vouchers to aid those who are homeless and in urgent need of shelter.

### ***3. Service-Related Issues***

In general, San Diego County has an excellent and comprehensive continuum of medical care, in terms of access to prescription drugs and social support services, and the maintenance of this quality is essential to the success of the HIV services system. However, there are some key areas of concern related to maintaining the stability of residents in HIV/AIDS housing programs:

- There is not equal access to public transportation in all parts of the County. Whereas there is some funding for transportation assistance, the size of the County and the uneven distribution of housing and support services within the County make transportation an ongoing concern for providers and consumers alike.
- Access to chemical dependency and mental health services is also a problem. Coordination between these services and the HIV/AIDS continuum of care remains uneven and inadequate.
- Residents in HIV housing programs must have the ability to maintain case management relationships. Case management is the crucial link between the resident and the array of services available through the various medical and support service systems. Currently, consumers may be cut off from or unable to access case management even while receiving housing assistance.
- Life/job skills and adherence training were identified as needed to help ensure that consumers were able to maintain their health and housing stability.
- Child and respite care for people living with HIV/AIDS with dependent children will enable parents to work and/or access services.

### ***4. Funding and Support for HIV/AIDS Housing and Services***

The vast majority of funding for both HIV/AIDS care and affordable housing comes through federal and state programs. There is a need for effective education and outreach to community members and leaders to ensure the continued existence of community-based programs and to increase funding to meet the increasing local need. In particular, current efforts to create a funding mechanism for the care delivered in Residential Care Facilities for the Chronically Ill (RCF-CI) licensed facilities are a top priority.

Prejudice against the poor, people of color, immigrants, gays and lesbians, and those with histories of mental illness, chemical addiction, incarceration, and/or homelessness, in

addition to community concerns, are significant barriers to the siting and development of appropriate, affordable housing for people living with HIV/AIDS and their families.

There is a need for improving coordination and collaboration at every level in the systems of funding and delivery of medical, social, housing, HIV/AIDS, job training, mental health and chemical dependency services. The best quality and most cost-effective care and services may not be delivered because there is no one responsible or accountable for assuring that each consumer's full spectrum of needs is addressed. At the entry level, consumers do not have ready access to the array of services which they may need. Once engaged, consumers may have to be enrolled with a number of different case managers and/or attempt to negotiate the service systems themselves, a time-consuming, wasteful, and ineffective process.

### ***Summary of Five-Year Objectives***

Given the dynamic nature of the HIV/AIDS diseases and the uncertainty of future federal funding, the needs of people living with HIV/AIDS and the most appropriate strategies to meet those needs must be revisited regularly. As such, the HIV/AIDS Strategic Housing Plan Steering Committee has determined that action steps to address the identified issues will be developed on an annual basis. The Action Plan for the use of HOPWA funds in FY 2000/01 has been incorporated into the Annual Funding Plan for the Urban County.

### ***Entitlement Grants-Funded Programs***

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#### **County of San Diego HIV/AIDS Strategic Housing Plan**

The County Department of Housing and Community Development (HCD) will utilize the Housing Opportunities for Persons with AIDS (HOPWA) funds to implement the San Diego County HIV/AIDS Strategic Housing Plan. The Plan contains the following key recommendations:

***1. Actively participate in community-wide planning for housing resource allocation***

Clearly, the housing needs of all people living with HIV/AIDS in San Diego County cannot be met by the resources of the HIV/AIDS housing system alone; other low-income and affordable housing programs are necessary additional resources. The needs of people living with HIV/AIDS should be advocated in systems and planning efforts outside the AIDS housing network (e.g., Regional Affordable Housing Plans, Consolidated Plans, etc.).

***2. Prioritize flexibility in increasing access to safe, affordable and appropriate housing***

Although there is an enormous unmet need for housing among people living with HIV/AIDS and their families, this is just one symptom of the fact that San Diego County suffers from an extreme shortage of affordable housing of all kinds. Therefore, planners, funding providers, developers and housing providers must remain flexible and poised to take advantage of opportunities to increase access to safe, affordable and appropriate housing.

**3. *Create and maintain a full continuum of HIV/AIDS housing options and services***

The goal is to meet the needs of people living with HIV/AIDS at all points in the disease spectrum.

- Increase permanent independent housing.
- Maintain existing tenant-based rental assistance programs and explore potential changes that may enable more effective targeting of resources based on levels of income and need.
- Review existing mechanisms for providing emergency housing and determine if changes are required to existing models of delivery, operating policies, and procedures, or funding levels.
- Strengthen the effectiveness of transitional housing programs through staffing and procedural modifications.
- Maintain the existing Residential Care Facilities for the Chronically Ill (RCF-CI) in North County and encourage the development of a similar facility in central San Diego.
- Develop and maintain linkages with area skilled nursing and hospice facilities so that ready access for those who need those levels of care can be assured.

**4. *Include linkages to a continuum of community-based services for all housing development, both facility-based and tenant-based HIV/AIDS housing programs.***

The County HCD and other funding providers should require that prior to receiving funding for housing development and/or start-up operations, providers of both facility-based and tenant-based HIV/AIDS housing programs demonstrate that services appropriate to the needs of potential residents will be provided on-site or that community-based services are accessible to residents and formal linkages for service delivery are in place.

- Encourage the creation of a case management task force to review case management policies and guidelines with the goal of maximizing opportunities for consumer housing stability.
- Increase access to services for people living with HIV/AIDS outside of the City of San Diego. Increased access to services is needed, through both ongoing transportation assistance and a commitment to service availability in outlying areas, where feasible and appropriate.
- Increase access to chemical dependency and mental health services, particularly for those on waiting lists for entering HIV/AIDS housing programs.
- Increase access to life skills, job skills and treatment adherence training.
- Increase access to child care and respite care for people living with HIV/AIDS with dependent children.

**5. *Address the behavioral health issues of HIV/AIDS clients who need housing.***

As the efficacy of medical treatment and medication protocols has increased in recent years, AIDS housing providers' biggest challenge is not managing residents' medical needs, rather it is addressing their behavioral health issues.

- Address location and development barriers through both community education efforts and non-development strategies.
- Examine the effectiveness of the current information and referral services and develop creative methods for further consumer and provider education.
- Expand and strengthen existing linkages to AIDS support, mental health service and chemical dependency treatment systems to ensure access to these systems for eligible consumers.

**6. *Encourage consumers, community leaders and interested parties of all kinds to become knowledgeable about HIV/AIDS issues in San Diego County and to help ensure the viability and support of community-based efforts to meet the needs of people living with HIV/AIDS.***

Strategies for increasing funding and support for HIV/AIDS housing and supportive services include:

- Implement a community-wide educational program that provides valuable information about the epidemic, its trends, and the services available to people living with HIV/AIDS.

- Encourage community members and leaders throughout San Diego County to embrace this Plan and take steps to engage others at appropriate levels of authority in city, County, state and federal government to assist in implementing its recommendations.
- Encourage the increase of public and private funding for the range of housing and support service programs that people living with HIV/AIDS in San Diego County can access. Local and national coalitions exist to coordinate messages and advocacy strategies.
- Encourage the development of tenant-friendly rental programs and flexible landlord-tenant provisions that will provide increased affordable housing opportunities for persons living with HIV/AIDS.

#### **4.2.6 Community Development Needs**

This section focuses on the Urban County's potential uses of CDBG funds to address community development needs identified in the Housing and Community Development Needs Assessment. Under HUD regulations, CDBG funds may be used to provide services and facilities that benefit primarily those residents earning up to 80 percent of the County Median Family Income (MFI). CDBG funds may also be used to provide or improve facilities located in areas where the majority of the population earns up to 80 percent of the County MFI.

##### ***Statement of Need***

Eligible uses of CDBG funds to address community development needs include the following:

- Crime Prevention
- Economic Development
- Infrastructure Improvements
- Public Facilities
- Public Services
- Youth Programs
- Senior Programs

Table 4-9, Community Needs, presents the priorities of community development needs in the Urban County and the estimated allocation of funding by all participating jurisdictions over the next five years. The "Units" identified in the table represent the number of projects to be achieved rather than number of beneficiaries. Tables 4-11 through 4-16 contain specific numbers of beneficiaries or projects by activity and participating jurisdiction.

Table 4-10, Special Needs/Non-Homeless, isolates the potential uses of funds in addressing the housing and supportive service needs of special needs populations. The dollar amounts presented in this table double-count the funding allocation already presented earlier in the Table 4-2, Housing Needs and Table 4-9, Community Needs.

**Table 4-9  
Community Needs  
San Diego Urban County**

<b>Community Needs</b>			
<b>Anti-Crime Programs</b>			
Overall	Need Level High	Units 3	Estimated \$ \$230,000
<b>Sub-Categories</b>			
Crime Awareness (05I)	High	3	\$230,000
<b>Economic Development</b>			
Overall	Need Level High	Units 63	Estimated \$ \$2,900,000
<b>Sub-Categories</b>			
Rehab; Publicly or Privately-Owned Commer (14E)	High	50	\$500,000
CI Land Acquisition/Disposition (17A)	Low	0	\$0
CI Infrastructure Development (17B)	High	1	\$2,000,000
CI Building Acquisition, Construction, Re (17C)	Low	0	\$0
Other Commercial/Industrial Improvements (17D)	Med	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	Med	0	\$0
ED Technical Assistance (18B)	High	2	\$200,000
Micro-Enterprise Assistance (18C)	High	10	\$200,000
<b>Infrastructure</b>			
Overall	Need Level High	Units 59	Estimated \$ \$6,529,796
<b>Sub-Categories</b>			
Flood Drain Improvements (03I)	High	10	\$1,737,608
Water/Sewer Improvements (03J)	High	3	\$500,000
Street Improvements (03K)	High	22	\$2,046,094
Sidewalks (03L)	High	22	\$2,046,094
Tree Planting (03N)	High	2	\$200,000
Removal of Architectural Barriers (10)	High	0	\$0
Privately Owned Utilities (11)	Low	0	\$0
<b>Planning &amp; Administration</b>			
Overall	Need Level High	Units 0	Estimated \$ \$9,661,500
<b>Sub-Categories</b>			

Units = Number of Projects

Note: 1. Planning and Administration need is estimated based on 20% of the CDBG annual allocations, 10% of the HOME annual allocations, and 10% of the ESG annual allocations.

2. By a regulation change, Removal of Architectural Barriers (10) has been eliminated as a separate eligibility category. These activities are listed in Table 4-13 and under Public Facilities & Improvements (General) (03) in Table 4-9 on Page 4-40.

**Table 4-9  
Community Needs  
San Diego Urban County  
(Continued)**

Community Needs (Page 2)			
Public Facilities			
Overall	Need Level High	Units 52	Estimated \$ \$8,943,804
Sub-Categories			
Public Facilities and Improvements (Gener (03)	High	10	\$2,000,000
Handicapped Centers (03B)	High	1	\$200,000
Neighborhood Facilities (03E)	High	12	\$1,500,000
Parks, Recreational Facilities (03F)	High	22	\$2,968,804
Parking Facilities (03G)	High	1	\$150,000
Solid Waste Disposal Improvements (03H)	Med	0	\$0
Fire Stations/Equipment (03O)	High	10	\$2,000,000
Health Facilities (03P)	High	3	\$700,000
Asbestos Removal (03R)	Med	0	\$0
Clean-up of Contaminated Sites (04A)	Low	0	\$0
Interim Assistance (06)	Med	0	\$0
Non-Residential Historic Preservation (16B)	High	2	\$500,000
Public Services			
Overall	Need Level High	Units 21	Estimated \$ \$860,000
Sub-Categories			
Public Services (General) (05)	High	15	\$450,000
Handicapped Services (05B)	High	1	\$6,000
Legal Services (05C)	High	1	\$4,000
Transportation Services (05E)	Med	0	\$0
Substance Abuse Services (05F)	Low	0	\$0
Employment Training (05H)	High	2	\$200,000
Health Services (05M)	Low	0	\$0
Mental Health Services (05O)	Low	0	\$0
Screening for Lead-Based Paint/Lead Hazar (05P)	High	2	\$200,000
Senior Programs			
Overall	Need Level High	Units 4	Estimated \$ \$508,000
Sub-Categories			
Senior Centers (03A)	High	3	\$500,000
Senior Services (05A)	High	1	\$8,000
Units = Number of Projects			



**Table 4-9  
Community Needs  
San Diego Urban County  
(Continued)**

Community Needs (Page 3)			
Youth Programs			
Overall	Need Level High	Units 11	Estimated \$ \$1,200,000
Sub-Categories			
Youth Centers (03D)	High	7	\$700,000
Child Care Centers (03M)	High	2	\$300,000
Abused and Neglected Children Facilities (03Q)	High	2	\$200,000
Youth Services (05D)	Med	0	\$0
Child Care Services (05L)	Low	0	\$0
Abused and Neglected Children (05N)	Med	0	\$0
Other			
Overall	Need Level Med	Units 0	Estimated \$ \$0
Sub-Categories			
Urban Renewal Completion (07)	Low	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	Med	0	\$0
CDBG Assistance to Institutes of Higher E (19D)	Low	0	\$0
Repayments of Section 108 Loan Principal (19F)	Med	0	\$0
Unprogrammed Funds (22)	Med	0	\$0

Units = Number of Projects

**Table 4-10  
Special Needs/Non-Homeless  
San Diego Urban County and HOME Consortium**

Special Needs/Non-Homeless		
Sub-Populations		
	Priority	Need Estimated \$
Elderly	High	\$3,548,633
Frail Elderly	High	\$3,548,633
Severe Mental Illness	High	\$68,667
Developmentally Disabled	High	\$68,667
Physically Disabled	High	\$2,068,667
Persons with Alcohol/Other Drug Addiction	Low	\$0
Persons with HIV/AIDS	High	\$10,840,000
TOTAL		\$20,143,267

Note: The Special Needs/Non-Homeless Needs estimates include expenditures projected for housing programs, public facility improvements (such as ADA compliance), and supportive services benefiting primarily seniors, persons with disabilities, persons with alcohol/drug abuses, and persons with HIV/AIDS. These estimates are duplicated from those already presented in Tables 4-3, 4-4, and 4-9.

### ***Summary of Five-Year Objectives***

The five-year community development objectives to be achieved by the County and the participating cities in Urban County program are summarized in Tables 4-11 through 4-16.

**Table 4-11  
San Diego Urban County  
Economic Development: Estimated 5-Year Expenditure of CDBG Funds**

<b>Jurisdiction</b>	<b>Commercial/ Industrial Rehabilitation and Infrastructure</b>		<b>Job Creation</b>		<b>Technical Assistance</b>		<b>Employment Training</b>	
	<b>\$</b>	<b>Bus.</b>	<b>\$</b>	<b>Bus.</b>	<b>\$</b>	<b>Proj.</b>	<b>\$</b>	<b>Proj.</b>
County Uninc.	\$2,500	50	\$200	10	\$200	2	\$200	2

Notes:

1. \$ presented in \$1,000's
2. County Uninc. = County Unincorporated Area
3. Bus. = Number of Businesses Assisted
4. Proj. = Number of Projects Assisted
5. The commercial/industrial rehabilitation and infrastructure projection is dependent on County participation in the Section 108 loan program.

**Table 4-12  
San Diego Urban County  
Infrastructure Improvements: Estimated 5-Year Expenditure of CDBG Funds**

<b>Jurisdiction</b>	<b>Streets and Sidewalks</b>		<b>Water and Sewer</b>		<b>Flood and Drainage</b>		<b>Solid Waste Disposal</b>	
	<b>\$</b>	<b>Projects</b>	<b>\$</b>	<b>Projects</b>	<b>\$</b>	<b>Projects</b>	<b>\$</b>	<b>Projects</b>
Coronado	---	---	---	---	---	---	---	---
Del Mar	---	---	---	---	---	---	---	---
Imperial Beach	\$200	10	---	---	\$200	5	---	---
Lemon Grove	\$615	13	---	---	---	---	---	---
Poway	\$90	1	---	---	---	---	---	---
San Marcos	\$438	N/A	---	---	\$438	N/A	---	---
Solana Beach	\$250	N/A	---	---	\$100	N/A	---	---
County Uninc.	\$2,700	20	\$500	3	\$1,000	5	---	---
<b>5-Year Total</b>	<b>\$4,293</b>	<b>44</b>	<b>\$500</b>	<b>3</b>	<b>\$1,738</b>	<b>10</b>	<b>---</b>	<b>---</b>

Notes:

1. \$ presented in \$1,000's
2. County Uninc. = County Unincorporated Area
3. Pub. Fac. = Number of Public Facilities Created/Improved
4. N/A = Information not available

**Table 4-13**  
**San Diego Urban County**  
**Public Facilities: Estimated 5-Year Expenditure of CDBG Funds**

Jurisdiction	Public Facilities and Improvements		Fire Station/ Equipment		Parks and Recreational Facilities		Remove Architectural Barriers	
	\$	Pub. Fac.	\$	Pub. Fac.	\$	Pub. Fac.	\$	Pub. Fac.
Coronado	---	---	---	---	---	---	\$625	N/A
Del Mar	---	---	---	---	---	---	---	---
Imperial Beach	\$100	1	---	---	\$250	1	---	---
Lemon Grove	---	---	---	---	---	---	---	---
Poway	---	---	---	---	---	---	\$375	N/A
San Marcos	---	---	---	---	\$219	1	---	---
Solana Beach	---	---	---	---	---	---	---	---
County Uninc.	\$3,750	22	\$2,000	10	\$2,500	20	\$1,000	8
<b>5-Year Total</b>	<b>\$3,850</b>	<b>23</b>	<b>\$2,000</b>	<b>10</b>	<b>\$2,969</b>	<b>22</b>	<b>\$2,000</b>	<b>8</b>

Notes:

1. \$ presented in \$1,000's
2. County Uninc. = County Unincorporated Area
3. Pub. Fac. = Number of Public Facilities Created/Improved

**Table 4-14**  
**San Diego Urban County**  
**Public Services: Estimated 5-Year Expenditure of CDBG Funds**

Jurisdiction	Public Services (Anti-Crime, Legal, etc.)		Fair Housing Activities		Tenant/Landlord Counseling		Graffiti Removal/ Code Enforce./ Nghbrhd Cleanup	
	\$	Persons /Hhlds	\$	Persons	\$	Persons	\$	Proj.
Coronado	---	---	---	---	---	---	---	---
Del Mar	---	---	---	---	---	---	---	---
Imperial Beach	---	---	---	---	---	---	\$150	5
Lemon Grove	---	---	---	---	\$3	1,000	---	---
Poway	\$40	230	\$2	25	\$7	25	---	---
San Marcos	---	---	---	---	---	---	---	---
Solana Beach	---	---	---	---	---	---	---	---
County Uninc.	\$200	N/A	\$225	N/A	---	---	\$300	10
<b>5-Year Total</b>	<b>\$240</b>	<b>230</b>	<b>\$227</b>	<b>25</b>	<b>\$10</b>	<b>1,025</b>	<b>\$450</b>	<b>15</b>

Notes:

1. \$ presented in \$1,000's
2. County Uninc. = County Unincorporated Area
3. Persons = # Persons Served; Hhlds = # of Households Served; Proj. = # of Projects Pursued
4. Certain public service activities cannot be quantified due to the nature of the activity. In addition, some cities anticipate spending CDBG funds on general types of services over the 5-year period of this Plan, and where specific activities have not yet been identified, accomplishments have not yet been projected.

**Table 4-15**  
**San Diego Urban County**  
**Youth Programs: Estimated 5-Year Expenditure of CDBG Funds**

Jurisdiction	Youth Centers		Youth Services		Child Care Centers		Abused and Neglected Children Facilities	
	\$	Pub. Fac.	\$	Pub. Fac.	\$	Pub. Fac.	\$	Pub. Fac.
County Uninc.	\$700	7	---	---	\$300	2	\$200	2

Notes:

1. \$ presented in \$1,000's
2. County Uninc. = County Unincorporated Area
3. Pub. Fac. = Number of Facilities Created/Improved

**Table 4-16**  
**San Diego Urban County**  
**Senior Programs: Estimated 5-Year Expenditure of CDBG Funds**

Jurisdiction	Senior Centers		Senior Services		
	\$	Pub. Fac.	\$	Senior Persons	Senior HHs
Poway	---	---	\$8	50	---
County Uninc.	\$500	3	---	---	---
<b>5-Year Total</b>	<b>\$500</b>	<b>3</b>	<b>\$8</b>	<b>50</b>	<b>---</b>

Notes:

1. \$ presented in \$1,000's
2. County Uninc. = County Unincorporated Area
3. Pub. Fac. = Number of Facilities Created/Improved
4. Senior Persons = Number of Senior Persons Served
5. Senior HHs = Number of Senior Households Served

## ***Entitlement Grants-Funded Programs***

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### **County of San Diego**

#### ***1. County of San Diego Neighborhood Revitalization Strategy***

##### ***Revitalization Committees***

On February 20, 1996, the Board of Supervisors activated the Community Revitalization Program. The goal of the Revitalization Program is to empower community representatives to play a leadership role in resolving issues and directing change in the community in which they live and work. Since inception of the program, three Revitalization Committees have been formed, each consisting of the Chamber of Commerce, Friends of the Library, and the Community Planning Groups. The three Revitalization Committees are:

- Ramona Revitalization Committee
- Lakeside Revitalization Committee
- Back Country Revitalization Committee

All interested community organizations and the public are encouraged to participate in committee meetings. The County HCD staff work with the Committees to resolve those issues for which the County has available programs and resources; critical projects are prioritized. The Committees, along with County staff, develop plans for future funding. Some remedies involve the use of entitlement funds, others involve the coordination with other County departments, as well as community and nonprofit organizations.

##### ***Community Development Objectives***

The County channels CDBG funds in Neighborhood Revitalization Areas (NRAs) in order to coordinate orderly revitalization efforts, maximize the cost-effectiveness of fund uses, and to make substantial improvements to areas where assistance is most needed (see Section 4.2.1). Eligible improvements outside the NRAs will also be funded based on the urgency of need; however, priorities are given to projects in the NRAs in order to orchestrate revitalization efforts.

***Five-Year Objectives:*** The following are community development objectives for the Neighborhood Revitalization Areas (NRAs):

- Provide for the orderly development of adopted NRAs, pursuant to the recognized priorities of the County, participating cities, and advisory groups.
- Upgrade public facilities within the NRAs.

- Provide public services or facilities necessary for the direct support of housing and the physical revitalization of communities.

## 2. ***Crime Awareness and Prevention***

The County typically does not support crime awareness and prevention programs with CDBG funds. However, where such programs are critical components of improving housing quality and revitalizing neighborhood conditions, the County will use CDBG funds to support anti-crime programs in targeted NRAs.

***Five-Year Objectives:*** The County anticipates pursuing two anti-crime projects over the next five years.

## 3. ***Economic Development***

CDBG funds will be channeled to targeted NRAs to address economic development needs through the following types of activities:

- ***Commercial-Industrial Rehabilitation*** - Upgrading and improving commercial and industrial buildings are critical to revitalizing the local business community. The County offers grants and low-interest loans to businesses located in the NRAs to make façade improvements.
- ***Commercial-Industrial Infrastructure Improvements*** - Providing and upgrading public facilities and infrastructure to support the commercial and industrial business community are also an important aspect of economic development.
- ***Job Creation*** - Job creation and retention efforts include providing loans to assist businesses in starting up or remaining competitive.
- ***Technical Assistance*** - Due to the significant development of small businesses and the continued restructuring of the local economy, the demand for technical assistance programs continues to expand.
- ***Employment Training*** - Employment training is an integral component of the County's economic development and anti-poverty strategies.

### ***Five-Year Objectives:***

- The County anticipates assisting 50 businesses through Commercial-Industrial Rehabilitation.
- The County anticipates pursuing one major infrastructure improvement project in the NRAs over the next five years. The County may pursue the use of the Section 108 Loan Guarantee Program to finance the project.

- The County anticipates assisting 10 businesses over the next five years for job creation purposes.
- The County anticipates funding two technical assistance projects over the next five years to benefit micro businesses.
- The County anticipates funding two employment training programs over the next five-years.

#### **4. Capital Improvement Planning**

The County Department of Public Works is responsible for providing maintenance and operation of the County's infrastructure. The department is divided into the following four divisions: Transportation; Engineering Services; Land Development; and Management Services. The Capital Improvement Plan (CIP) is a planning tool for County staff to identify capital project needs and to assess the County's financial capability in addressing these needs.

**Infrastructure Improvements:** The County does not currently rely on CDBG funds for infrastructure improvements. Nevertheless, the County anticipates expending CDBG funds on the following types of improvements:

- Flood and drainage systems (5 projects)
- Water and sewer systems (3 projects)
- Streets and sidewalks (18 projects)
- Tree planting (2 projects)

**Parks and Recreation Facilities:** The County of San Diego Department of Parks and Recreation operates 78 parks and recreational facilities. These facilities provide a wide array of recreational opportunities for all age groups. Parks and recreation facilities need retrofitting to comply with the Americans with Disabilities Act (ADA) standards as well as rehabilitation of aging facilities and construction of new facilities in underserved areas. CDBG funds have been identified as a major funding source in the CIP for providing and improving the County's parks and recreation facilities. Between FY 2000/01 and FY 2003/04, the CIP identifies the following projects to be funded potentially by CDBG funds:

- Bancroft Park Rock House Restoration and Park Development
- Cactus Park Development
- Collier Park Restroom Addition
- Collier Park Master Plan Implementation
- Damon Lane Park Development
- Del Parque Park Development
- Descanso Acquisition

- Estrella Local Park Development
- Eucalyptus Local Park Improvements
- Fallbrook Community Center Playground Replacement
- Goodland Acres Park Acquisition
- Lincoln Acres Park Acquisition and New Community Center
- Lindo Lake Park Construction, New Tennis and Barbecue Courts
- Rainbow Park development
- Spring Valley Community Center Construction
- South Lane Crest Park Development
- Valley Center Youth Center Development

***Public Facilities:*** The County anticipates expending CDBG funds on improvements to public facilities, including centers for the disabled, health facilities, neighborhood facilities, parking facilities, and historic buildings,

***Fire Equipment and Facilities:*** Currently, 16 cities, 28 special districts, and a number of volunteer agencies fund structural fire protection services in San Diego County. Because there is no legal mandate for local governments to provide structural fire protection services, funding for fire protection has been at the discretion of local governments. In order to raise assessment fees and taxes for fire protection services, local entities must support a two-thirds majority vote. CDBG funds are used to provide critical fire protection resources in underserved areas.

***Five-Year Objectives:*** The County anticipates pursuing the following capital projects over the next five years:

- The County anticipates expending CDBG funds to 5 flood and drainage system improvement projects, 3 water and sewer system improvement projects, 18 street and sidewalk improvement projects and 2 tree planting projects.
- The County anticipates using CDBG fund to make improvements to 17 parks and recreational facilities.
- Approximately 22 public facilities, including centers for the disabled, health facilities, neighborhood facilities, parking facilities, and historic buildings, may be improved with CDBG funds between 2000 and 2005.
- The County anticipates funding 10 fire station and equipment improvement projects over the next five years.

## 5. ***ADA Transition Plan***



In compliance with the Americans with Disabilities Act (ADA), the County has developed a list of public facilities which require removal of architectural barriers in order to provide equal access to persons with mobility limitations. These facilities include branch libraries throughout the County, Environmental Health offices, General Services office buildings, Health and Human Services office buildings, Aging and Independence Services office buildings, public health centers and community centers, as well as parks and recreational facilities, mentioned earlier.

Because modifications of County facilities are planned to improve access to County programs, the County has prepared a Transition Plan as set forth under the ADA. The total estimated cost of ADA modifications to County-owned facilities is approximately \$11.7 million with an unmet need of \$10.1 million. Costs to modify leased facilities will be carried by the lessors, as negotiated in all new and renewed acquisition-lease agreements.

***Five-Year Objectives:*** Over the next five years, the County anticipates using CDBG funds to remove architecture barriers at eight public facilities.

## ***6. Public and Supportive Services***

Public assistance is typically required to deliver community and supportive services for low and moderate income households and persons with special needs. These populations tend to have less income at their disposal, or services catering to their special circumstances are hard to find.

However, the provision of public and supportive services is addressed by a variety of funding sources through the County Health and Human Services Agency. The County does not anticipate using CDBG funds as a major funding source for public and supportive services except for employment training (under Economic Development), screening for lead-poisoning (under Lead-Based Paint Reduction Strategy), neighborhood cleanup programs and fair housing programs (below).

- ***Neighborhood Trash Cleanup:*** The County anticipates pursuing seven neighborhood trash cleanup projects over the next five years.
- ***Fair Housing:*** The County of San Diego enforces the Fair Housing Act within the unincorporated areas of the County as well as in the seven participating cities: Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, and Solana Beach. To achieve fair housing goals, the County has contracted with the Fair Housing Council of San Diego to serve as its Fair Housing Program Administrator.

In December, 1999, the County completed an Analysis of Impediments (AI) to Fair Housing Choice. In accordance with recommendations contained in this report, the County will:

- Continue strong and diverse programs to educate and inform the public about legally established fair housing rights, responsibilities, and remedies under federal, state and local ordinances; also continue National Fair Housing Month events.
- Continue to support and fund a non-profit agency capable of receiving, investigating and resolving (through evidence gathering, conciliation or enforcement referral) housing discrimination complaints. The non-profit agency should also provide services of fair housing, advocacy, public outreach and education, industry training and cooperative/collaborative efforts with other related groups.
- Conduct assessments via testing, where needed, to measure and document the presence of illegal housing practices, especially as they impact ethnic, familial, disabled or minority status.
- Recommend emphasis on race, national origin, familial status, disability testing and farm worker housing audits.
- Participate in mortgage lending and regional insurance testing projects.
- Continue to monitor and encourage the activities of area lenders towards the desired result of fair housing compliance, the development of a broad strategy for financial investment in the region.
- Continue all programs aimed at achieving racial and ethnic/other balance in all public housing.

***Five-Year Objectives:***

- The County anticipates pursuing seven neighborhood cleanup projects.
- The County will continue to provide fair housing services through the Fair Housing Council of San Diego County.

***7. Youth Programs***

According to 1997 population estimates, 30 percent of the population in the Urban County are children and youth under the age of 20. Juvenile contacts/arrests typically account for more than 20 percent of all arrests in the County. Youth services, particularly those for at-risk youth, are needed to provide youth with a positive direction in life. Youth services and programs are already adequately provided by a number of departments:

- The Sheriff's Department and its Community Oriented Policing and Problem Solving (COPPS) program offer many programs and services to familiarize youths with law enforcement and prevent juvenile crime.
- The County Department of Parks and Recreation also operates a Positive Images Youth Center and two Critical Hours Programs for students and at-risk youth.
- The County Health and Human Services Agency provides an array of services for youth in San Diego County. Programs offered by the Agency include:
  - *Women, Infants and Children Program (WIC)* which offers nutrition, education, and counseling services and food vouchers for low income families with pregnant women, infants, and children.
  - *Child Health and Disability Prevention Program* provides free medical and dental check-ups for children.
  - *California Children's Services Program* provides diagnosis, treatment and therapy services to qualified children suffering from disabling conditions, injuries and disease.
  - *Children's Services Bureau* provides protective services for children against child abuse and neglect, and ensures that the minimum community standards of health and safety are enforced. The Bureau works in collaboration with the community to provide a wide range of social services to families and children.

**Five-Year Objectives:** Use of CDBG funds will focus on the provision or improvement of youth centers. The County anticipates pursuing seven youth center projects over the next five years.

## **8. Senior Programs**

About 11 percent of the County's population is made up of persons age 65 or over. Seniors who live on fixed and often low incomes may depend on public assistance for services. Supportive services for the elderly are provided largely by the Aging and Independence Services Department of the Health and Human Services Agency (HHSA). The Agency administers Federal, State, and County funds and contracts with over 60 community organizations throughout the County to provide a wide array of services and programs.

**Five-Year Objectives:** The County may use CDBG funds to provide or improve senior facilities over the next five years. Approximately three senior facility improvement projects may be pursued over the next five years.

## **9. Section 108 Loan Guarantee Program**

The HUD Section 108 Loan Program provides loan guarantee to CDBG entitlement jurisdictions for pursuing economic development and large capital improvement projects. Eligible activities include:

- Property acquisition
- Rehabilitation of publicly owned property
- Housing rehabilitation
- Economic development activities
- Acquisition, construction, reconstruction, or installation of public facilities
- Public works and other site improvements (for colonias only)

The jurisdiction must pledge its future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.

**Five-Year Objectives:** The County may pursue the use of Section 108 Loan Guarantee Program to support community and/or economic development efforts over the next five years.

## **10. Code Enforcement**

Code enforcement is an important component of various housing and community development programs, such as housing rehabilitation, commercial-industrial rehabilitation, and neighborhood revitalization. Because of the general nature of code enforcement activities, specific quantified objectives are not identifiable.

**Five-Year Objectives:** San Diego County expects to spend approximately \$200,000 on three code enforcement projects over the five-year period of the Consolidated Plan.

### **Participating Cities**

The following participating cities under the Urban County program anticipate expending CDBG funds on community development activities:

#### ***City of Coronado:***

- Removal of architectural barriers and enhancement of facilities for the disabled.

#### ***City of Imperial Beach:***

- Improvement of 1 neighborhood/community facility;
- Acquisition of 1 park site;

- Installation of oil/water separation at 5 intersections;
- Street and sidewalk improvements, including replacement, infill, and ramp Installation, at 125 addresses (10 projects);
- Administration of 5 graffiti abatement programs.

***City of Lemon Grove:***

- Implementation of 13 street and sidewalk improvement projects; and
- Provision of tenant/landlord counseling services which may assist 200 people per year.

***City of Poway:***

- Implementation of street and sidewalk improvements as part of the potential neighborhood revitalization of Oak Knoll Road;
- Potential implementation of Crime Free Multi-Housing Grant (200 units to be assisted);
- Provision of public services through North County Lifeline – assist 25 persons through fair housing, 10 persons through legal services, 50 persons through senior services, 20 persons through services for the disabled, and 25 persons through tenant/landlord counseling.
- Provision of services and facilities for the homeless through North County Lifeline – assist 50 persons through emergency shelters, 300 persons through shared housing, 150 persons through case management, and 10 persons through life skills training.
- Removal of architectural barriers at public and community facilities to potentially benefit 710 persons.

***City of San Marcos:***

- Improvement of parks and recreational facilities;
- Improvement of flood and drainage systems; and
- Improvement of streets and sidewalks.

***City of Solana Beach:***

- Improvement of 2,000 linear feet of curbs and drains; and
- Improvement of 2,000 linear feet of sidewalks and retaining walls.

### 4.3 Anti-Poverty Strategy

Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the more pronounced causes of poverty include the following:

- low income-earning capability;
- low educational attainments and job skills;
- discrimination; and
- personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.)

The County currently has various programs and policies in place to help reduce the number of households with incomes below the poverty line. These policies and programs aim to improve coordination and collaboration among County departments, participating cities, and nonprofit agencies which provide health, social, employment training, legal assistance and other support services for low income persons.

Two leading causes of poverty, low income-earning capability and low educational attainment or job skills, can be addressed by programs which combine education and training with job search preparation for the individual, and also offer tax incentives to employers.

The State of California's welfare reform plan, known as CalWORKS, took effect in 1998. New regulations place a lifetime limit of 60 months for receipt of cash assistance and a limit of 18-24 months of consecutive assistance. Persons receiving assistance must be involved in a work activity for a minimum of 32 hours per week or more for a household with two adults.

The **CalWORKs** program, coordinated by the County's Health and Human Services Agency is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training is provided through the County, private industry and educational institutions. These education and training services are designed to provide short-term, targeted training services with a vocational focus to welfare applicants or recipients. A flexible interrelated regional training system is part of this system, developed in collaboration with training and education providers based on current market demands and employers.

The **Employment Development Department (EDD)** in San Diego County is a key collaborator in the provision of job search readiness assistance and identification of local labor market trends, partnering with the Health and Human Services Agency (HHSA) and the San Diego Workforce Partnership. EDD implements and maintains CalJobs to provide job identification assistance throughout the County and provides voluntary job

search preparation workshops. EDD also provides employer tax credits and works with welfare recipients who have social and physical barriers.

The **GAIN Remediation: Adult Deliverers (G.R.A.D. Consortium)**, organized in 1986, works with the HHSA and the San Diego Workforce Partnership to provide quality and consistent remedial/vocational education and job placement activities to GAIN participants countywide. This consortium includes Adult Education/ROP providers and community college continuing education providers.

Redevelopment and economic development activities already described in Section 3.8 also help create additional jobs in the County. Key programs include:

- The Upper San Diego River Improvement Project Area and the Gillespie Field Project Area.
- The San Diego County *Office of Business and Trade Development* was established to assist with the retention, expansion or attraction of businesses in the unincorporated portion of San Diego County by working in a coordinated effort with County, State and Federal agencies.
- The *North San Diego County Recycling Market Development Zone (RMDZ)* is located 30 miles north of downtown San Diego. In this zone, the Board of Supervisors offers low interest loans of up to \$1 million, technical assistance on financing strategies and assistance in marketing zones nationally and internationally.
- Selected communities within the unincorporated area of San Diego County and areas in the seven participating cities in the Urban County program have been designated as *Neighborhood Revitalization Areas (NRAs)* in order to channel CDBG funds to the areas where they are most needed.

It is the policy of the **Board of Supervisors (Policy A-71)** to promote a healthy regional economy that balances improvement of the quality of life for San Diego County residents with sustainable economic growth (*San Diego County Board of Supervisors Policy Manual, General Government and Administration Section, Economic Development Policy, A-71*). Emphasis and priority in the use of County resources will be given to the following:

- Programs and activities that link community infrastructure capacity and population distribution to targeted economic expansion, thereby promoting a better housing/jobs balance and healthier communities.
- Programs that address the imbalance of resources between subregions such as industrial land, markets for labor, labor pools, affordable housing, etc. thereby satisfying local community needs in areas such as traffic congestion, pollution, unemployment, etc.

- Programs which maintain and/or improve the economic health, balanced growth and quality of life in the County's unincorporated areas.
- Activities that promote economic health in deteriorating residential or business communities through public fund investment and private lending practices, as appropriate.



## **4.4 Lead-Based Paint Reduction Strategy**

The County has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The lead hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education in seven target communities. The lead hazard reduction program involves environmental testing, lead hazard education, blood-lead testing for children, hazard reduction grants, and follow-up monitoring and testing.

### **4.4.1 Childhood Lead Poisoning Prevention Program**

The County of San Diego has been funded by the State of California Department of Health Services and the Federal Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program on a countywide basis. To combat the problem, local lead-prevention activities have been carried out under the direction of the County's Health and Human Services Agency (HHS), with assistance from the County Department of Environmental Health (DEH).

Together, the two departments have undertaken a strong commitment of fulfilling core public health responsibilities. In recent years, the surveillance program of the childhood Lead Poisoning Prevention Program has been enhanced, and extensive professional and community education has been established through the availability of Federal Center for Disease Control funding.

A major component of the program is the environmental assessment of the residence where a child with elevated blood-lead levels resides. However, the Childhood Lead Poisoning Prevention Program has not had the resources to work with the housing industry to combat the deteriorating paint conditions of housing units containing lead-based paint hazards.

### **4.4.2 Target Areas/Population**

High risk areas in the unincorporated portions of the County were identified using data from the San Diego Association of Governments (SANDAG), a regional planning agency. Census tracts with a higher than average number of units built before 1970, a higher than average number of persons below the poverty level, a higher than average number of children under the age of five were identified and mapped. Concentrations of those risk factors were found scattered throughout the unincorporated County. Spring Valley, one of the more urban communities in the unincorporated portion of the County, was selected as the "target" area for this program. It has a high concentration of risk factors, as well as a community-based organization that was willing and able to participate in this program.

To aid in alleviating identified health risks, housing units located in the unincorporated area of the County which clearly show a high health risk or potential for the presence of lead based paint, but are located outside the “target” community of Spring Valley, will also be considered for enrollment in the program. Other high-risk areas identified in the unincorporated County include Fallbrook and Lakeside; however, planning groups in these areas took no action on the County’s proposal to cooperate on lead hazard abatement.

The target population that will benefit from this program are children from primarily low-income households. Any action that can enhance the quality of life, especially for children from disadvantaged households, will greatly enhance their ability to reach their fullest potential.

#### **4.4.3 Lead-Based Paint Hazard Control Program**

The Lead-Based Paint Hazard Control Program will be operated on a referral system. Housing units occupied by low-income residents inspected through existing County programs (e.g. Section 8 Certificates, residential rehabilitation, DEH multi-family permitting, HHSA childhood lead program) which appear to have a high risk of lead-based paint will be referred to the Lead-Based Paint Hazard Control Program. The housing units posing the greatest risk for childhood lead poisoning will be recommended for enrollment in the program.

The program will also include public outreach and education of the hazards of lead-based paint. Referrals from the outreach will be tested for the presence of lead-based paint, with a follow-up abatement plan, if necessary.

Property owner participation will be on a voluntary basis. Housing units selected for enrollment into the program will be referred to the County’s existing residential rehabilitation programs. If lead-based paint is found, the property owners will be offered small grants and/or low cost loans to mitigate the lead-based paint hazards.

Should property owners choose to participate, the Lead Hazard Control Coordinator will send a Lead Assessment Contractor to test the property. If the test results are positive for lead-based paint hazards, the Lead Hazard Control Coordinator will work with Housing Rehabilitation Specialists to enroll those properties into the County’s existing residential rehabilitation program. The Housing Rehabilitation Specialists will work with the property owners to develop a work plan and help the property owner obtain three bids from licensed Lead Abatement Contractors. Once the lead hazard control work is complete, the Lead Hazard Control Coordinator will send the Lead Assessment Contractor to conduct a clearance test on the property. The property will then be entered into the “Lead-Safe Housing” database.

#### **4.4.4 Integration of Lead Hazard Reduction into Housing Policies and Programs**

The San Diego County Department of Housing And Community Development (HCD), in partnership with the Spring Valley Youth and Family Coalition, was awarded a \$1 million federal grant to conduct blood tests to check the lead levels in 1,590 children, and conduct lead-poisoning risk assessments in 72 low-income multi-family units and in 288 single-family homes.

The County HCD (grantee) will complement the Childhood Poisoning Prevention Program efforts by providing the mechanisms to combat the lead-based paint hazards in housing units located in targeted unincorporated portions of the County and occupied by low-income families.

Currently, the County residential rehabilitation programs use Community Development Block Grant funds and HOME funds to rehabilitate owner-occupied and rental low-income housing within the Urban County. The Lead-Based Hazard Control Grant Program will leverage existing services and funds by combining the program with the County's existing rehabilitation programs to more adequately assess, control or abate residential lead-based paint hazards within the County of San Diego. It will enhance the quality of life in San Diego County by assisting low-income households, who may not otherwise have the economic ability, to correct lead based paint hazards in their homes and will protect young children from the hazards of lead based paint poisoning.

#### **4.4.5 Lead-Based Paint Abatement Partners**

##### **A. Public Agencies**

Local lead-based paint programs within San Diego County are carried out under the direction of the County's Health and Human Services Agency (HHSA), with assistance from the County Department of Environmental Health (DEH).

The County Department of Housing and Community Development (HCD) plans to complement the Childhood Poisoning Prevention Program efforts by providing the mechanisms to combat the lead-based paint hazards in housing units located in targeted unincorporated portions of the County and units occupied by low income families.

##### **B. Private Organizations**

The County Department of Housing and Community Development (HCD) will partner with the Spring Valley Youth and Family Coalition, a community-based organization, in order to carry out the target area Lead Poisoning Prevention Program. Other private organizations that the lead programs interact with are: primary-care hospitals, private physicians and clinics, various advocacy organizations, professional business organizations such as medical associations, real estate agencies, and private attorneys.

## **4.5 Institutional Structure**

This section identifies the institutional structure through which the Urban County and HOME Consortium will carry out its affordable and supportive housing strategy.

### **4.5.1 Public Agencies**

The public agency institutional structure established to carry out the Consolidated Plan includes various units of government within the Urban County.

#### **A. San Diego County Agencies**

##### **1. *Department of Housing and Community Development (HCD)***

The Department of Housing and Community Development (HCD) serves as the lead department for the County of San Diego in implementing the Consolidated Plan affordable housing programs. Principal programs administered by HCD include:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Shelter Grants (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

Section 3.1 (Community Description) discusses the different jurisdictions covered under each of the above programs.

HCD also serves as the County's Public Housing Agency (PHA) through the Housing Authority of the County of San Diego. The Board of Commissioners for the Housing Authority consists of the Board of Supervisors of the County of San Diego, and two recipients of housing assistance who are appointed by the Board of Commissioners. Principal Public Housing Authority programs administered by HCD include:

##### ***Housing Rental Assistance Programs***

- Section 8 Certificates
- Section 8 Vouchers
- Moderate Rehabilitation (program ended September 30,1991)
- Section 17 Rental Rehabilitation (program ended September 30,1991)
- Housing Choice Vouchers
- Family Self-Sufficiency
- Family Unification Program
- Preservation
- Shelter + Care
- Housing Opportunities for persons with AIDS (HOPWA)

### ***Other Housing Rehabilitation Programs***

- Single-Family Rehabilitation Program
- Rental Rehabilitation Program
- Mobilehome Rehabilitation Program

### ***Public Housing Developments***

- Chinaberry Apartments (12 foster care units located in San Marcos)
- Dorothy Street Manor (22 family units located in Chula Vista)
- Firebird Manor apartments (38 farmworker units located in San Marcos)
- Grand Avenue (12 Safe Housing units located in Spring Valley)
- L Street Manor (16 family units located in Chula Vista)
- Las Casitas (3 single family homes located in Solana Beach)
- Melrose Manor Apartments (24 family units located in Chula Vista)
- Towncentre Manor (59 senior units located in Chula Vista)

## **2. *Health and Human Services Agency (HHSa)***

Principal services administered by the Health and Human Services Agency include:

- Adult and Employment Services Bureau
- Adult Services Division
- Alcohol and Drug Services
- Child and Adolescent Services
- Children's Services Bureau and Child Abuse Hotline
- Community Action Partnership Bureau
- Emergency Medical Services
- Emergency Psychiatric Services
- Foster Home Services
- Homeless Support Services
- Mental Health Services
- Office of AIDS Coordination
- Public Health Services
- Seniors Counseling and Training Program
- Women, Infants and Children Program (WIC)

## **3. *Department of Planning and Land Use (DPLU)***

Principal supportive housing programs administered by DPLU include:

- Density Bonus Programs
- Development Density Bonus and Land Use Element of the General Plan
- Expediting Permits for Lower Income Households
- Farmworker Housing Fee Waiver Program
- Permitting of Second Dwelling Units

## **B. Municipal Government Agencies for Participating Cities**

Each municipal government within the Consortium adopts a General Plan which includes a Housing element. The Housing Elements contain housing policies, programs, and quantified objectives which are incorporated in the County Consolidated Plan by reference.

### **4.5.2 Non-Profit Organizations**

Nonprofit organizations play a vital role in implementing the Consolidated Plan. The County Department of Housing and Community Development (HCD) is developing a positive working relationship with local nonprofits which are actively involved in affordable housing development and provision of support services.

The County of San Diego and the Housing Commission of the City of San Diego have sponsored training programs to increase housing development capacity within nonprofit organizations. HCD encourages the participation of nonprofit organizations in assessing affordable housing needs, developing long range housing plans (e.g. Consolidated Plan process), and establishing criteria for funding allocations (NOFA process).

HCD also attempts to strengthen local nonprofit organizations through technical assistance to the nonprofit sector. HCD conducts training sessions throughout the year on issues that impact affordable housing development: relocation assistance requirements, HOME and CDBG regulations, environmental regulations, and workshops explaining the County's NOFA process. HCD staff is also available for individual consultation with nonprofit and private developers regarding grant proposals, funding guidelines and for review of ideas which could lead to project development.

Further assistance to nonprofits is provided through the Predevelopment/Acquisition Loan program (PAL). Nonprofits may use PAL funds for predevelopment activities in order to be more prepared to leverage permanent financing. Funding for the PAL comes from the CDBG-Housing Development Fund. HCD accepts PAL applications from nonprofits for loans up to \$30,000.

The following are some of the key nonprofit institutions involved in development and/or support services for affordable housing.

## **A. The Nonprofit Federation for Housing and Community Development of San Diego County**

This organization was formed in 1990 for the purpose of promoting the development of communities and affordable housing. It publishes a newsletter (*Housing and Community Development News*) and functions as a clearinghouse for information. The Board of

Directors and committee members include representatives from the private, public and nonprofit sectors of the housing development industry.

**B. The Community Foundation of San Diego County**

This organization provides grants for charitable and housing development nonprofit organizations for predevelopment costs, staffing and capacity-training as well as for the provision of services to the community. It meets twice monthly to discuss means of promoting and supporting affordable housing efforts, especially by nonprofit organizations.

**C. San Diego Association of Governments (SANDAG)**

SANDAG plays a significant role in assisting local governments prepare housing plans, especially the Housing Element of the General Plan which is mandated for each city. SANDAG also functions as an important clearinghouse for regional housing development information, a training center for legal requirements of housing development, and for related affordable housing programs.

**D. Local Initiatives Support Corporation (LISC)**

LISC is a national nonprofit organization dedicated to the development of communities and affordable housing. The San Diego LISC works directly with community development corporations (CDCs) to increase their output of affordable housing.

**E. California Housing Partnership Corporation (CHPC)**

CHPC was created by the California Legislature to preserve affordable housing for low-income households. CHPC provides technical assistance in the areas of finance and development, property management evaluation and training, and local programs and strategy development. It also provides training on such topics as project feasibility analysis, sources of financing, syndication, and property management evaluation. CHPC also acts as a clearinghouse and information source for issues related to the preservation of low-income housing.

### **4.5.3 Private Industry**

The Building Industry Association (BIA) of San Diego County is composed of members of the housing development industry. Although the building industry has suffered from high land costs, rising impact fees, and increases in other related costs which contribute to making San Diego County one of the highest-cost housing areas in the nation, many housing developers have participated in multi-family housing density bonus programs, tax-exempt bond financing, and single-family tax-exempt housing finance programs.

### **4.5.4 Delivery System Gaps and Strategy to Overcome Gaps**

The County of San Diego and its municipalities are continuously developing greater capacity to respond to the affordable housing needs within their respective jurisdictions.

Unmet housing needs of undocumented migrant workers and related human service needs are the result of Federal legal, financial and structural limitations that prevent Federal, State and local agencies from legally providing certain services to undocumented individuals.

Local governments also lack funds to respond to all of the needs of special needs groups such as the homeless. Support group services are being used to the utmost. Finally, the greatest difficulties lie in the lack of financial resources to provide services to all individuals and families who need assistance rather than in the lack of access to service providers.

### **4.5.5 Coordination**

The County will engage in the following activities to enhance its coordination with other agencies:

- ***Working with Community Housing Development Organizations (CHDOs).*** The County will continue to evaluate the qualifications of non-profit housing organizations, with the intent of working with these organizations in the future to preserve and develop affordable housing.
- ***Coordination with Other Agencies to Provide Services.*** The County will continue to coordinate among County different agencies, with participating city agencies, and with social service providers to ensure needed housing and community services for its residents.
- ***Working with Urban County and HOME Consortium Participating Cities.***



- ***Regional CDBG Coordination Meetings.*** Meet quarterly to discuss common issues and problems, and to share remedies, develop joint solutions, etc.

This Consolidated Plan for housing and community development is the result of collaborative efforts by the County with its many partners, the Urban County participating cities, HOME Consortium cities, community residents, non-profit organizations, service providers, and County departments. The County will continue to coordinate with other agencies through activities specified in the Consolidated Plan, to ensure that the implementation of this Plan is on track and that priorities are adjusted to the changing needs of the County.

#### **4.5.6 Monitoring**

The County Department of Housing and Community Development monitors entitlement grant activities carried out in furtherance of the annual funding plan to ensure long-term compliance with the requirements of the programs involved. In addition to desk audits, a minimum of 50 onsite subrecipient monitoring visits are conducted for the four entitlement programs and the Supportive Housing Program.

## Appendix A

### HOME Program Refinancing Guidelines for Multifamily Projects

The following are conditions under which the County Consortium will refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

1. Residential rehabilitation shall be the primary eligible activity. The required minimum ratio between rehabilitation and refinancing is 1.05.
2. Management practices shall be reviewed to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met, and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
3. New investment shall be made to maintain current affordable units or to create additional affordable units.
4. The period of affordability shall be a minimum of 55 years.
5. The investment of HOME funds shall be within the geographic area of the San Diego County Consortium. However, HOME funds could be used outside the geographic area of the Consortium, if it can be demonstrated that there is a regional benefit to residents of the Consortium.
6. HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including the Community Development Block Grant Program.